



Bevans Lane

Hinton-On-The-Green | Worcestershire

Johnsons
PROPERTY CONSULTANTS



A picturesque family home with lovely countryside views and endless potential.

Bevans Lane



Hinton-On-The-Green, Evesham,
Worcestershire, WR11 2QY

Nestled in the heart of the Vale of Evesham, this extended three-bedroom home offers a harmonious blend of modern comfort and countryside charm. Thoughtfully designed to maximize space and natural light, this property boasts an inviting open-plan family room that seamlessly integrates with the lush rear garden, providing uninterrupted views of rolling fields beyond.

With planning approval for a substantial two-storey extension, this home presents an exceptional opportunity for those seeking to further enhance their living space. Offering an upgraded kitchen, generous driveway parking and a detached garage, this property is incredibly practical too.



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Contemporary yet characterful

Ground Floor

The bright, airy hallway sets the tone for the contemporary yet characterful interior. The home's focal point is the expansive open-plan family room, an elegant and versatile space designed for relaxation and entertainment. Bathed in natural light, the room boasts lovely garden views through the windows and patio doors, creating a seamless connection with the outdoor space. The upgraded kitchen features warm timber worktops and ample storage.

A cozy yet spacious living room provides an additional area to unwind. The ground floor is completed by a practical utility space and a WC.

First Floor

The generous master bedroom enjoys far-reaching countryside views. The additional two bedrooms are equally well-appointed, making them ideal for children, guests, or a home office. A stylish family bathroom serves the household, featuring contemporary fixtures.

Outside

The true highlight of this property is its expansive 144 ft. rear garden. With a patio area ideal for alfresco dining and an extensive lawn that provides ample space for play, gardening, or relaxation, this outdoor space caters to every lifestyle need. The property also benefits from a detached garage/workshop equipped with electricity and an alarm system.

To the front, an impressive driveway provides ample off-road parking for at least five vehicles.



Situation

In the picturesque Vale of Evesham, this home benefits from the best of both worlds: tranquil countryside living with excellent access to local amenities. Renowned for its agricultural heritage, the Vale hosts celebrated events such as the annual asparagus season and plum festivals. Evesham itself offers an eclectic mix of retailers, eateries and arts venues.

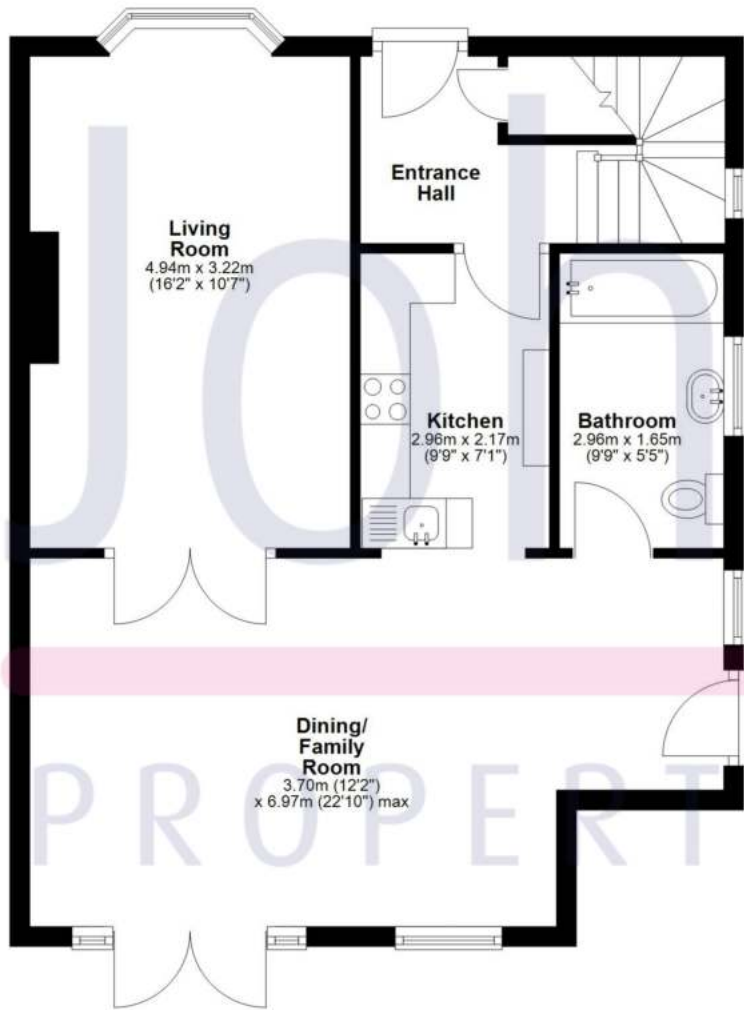
For those who enjoy an active lifestyle, the area boasts a range of sporting clubs. Meanwhile, nature lovers will delight in the scenic walking trails and riverside strolls.

Commuters will appreciate the excellent transport links, with Evesham railway station offering direct services to Worcester and London Paddington. Regular bus routes connect the town to surrounding villages.



Ground Floor

Approx. 59.6 sq. metres (641.2 sq. feet)

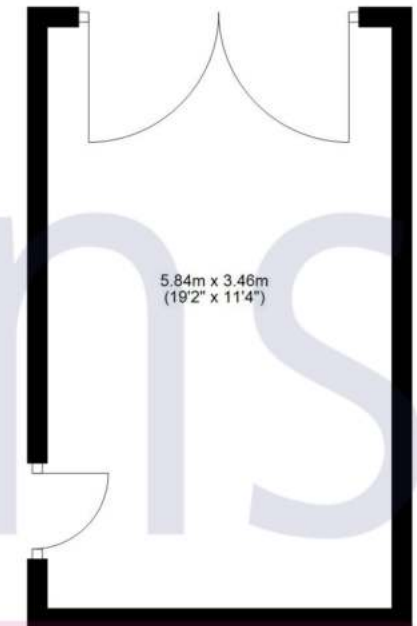


First Floor

Approx. 35.9 sq. metres (385.9 sq. feet)



Garage/ Workshop



All measurements of doors, windows, rooms are approximate and for display purposes only.
No responsibility is taken for any error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Total area: approx. 95.4 sq. metres (1027.2 sq. feet)

Services

The property is assumed to have mains services connected or within close proximity, although interested parties are advised to make their own investigations to confirm availability. The services, including plumbing, heating, and electrical systems, have not been tested by the selling agents, and no warranties or guarantees are provided regarding their condition or functionality.

Broadband: Ultra-fast 1800Mbps

Tenure

The property is being sold with freehold tenure, offering the buyer full ownership of both the house and its land.

Method of Sale

The property is being sold by private treaty, inviting offers directly from interested parties.

Local Authority

The property is located within the jurisdiction of Wychavon District Council and is placed in Council Tax Band C.

Listing

The property is not listed.

We endeavour to make the sales details accurate, if there is any matter that is particularly important to you, please check with us prior to travelling any distance to view the property. Johnsons are unable to comment on the state of repair or condition of the property or confirm that any services equipment or appliances are in satisfactory working order. Reference to tenure is based upon information supplied by the seller(s). Fixtures and fittings not included. Johnsons Property Consultants reserve the right to earn a referral fee from third party providers, if instructed.

Plans and Boundaries

Planning and boundary details are available upon request, and potential buyers are encouraged to make enquiries with Wychavon District Council for further information regarding future developments or land use.

Directions

Take the A4184 from Evesham. At the roundabout, continue straight onto the A46. At Hinton Cross, turn right onto Bevans Lane and continue straight. Turn left onto Bevans Lane. The property is situated on the left.

Viewings

Viewings are available by appointment only through the sole selling agent, Johnsons Property Consultants.

To arrange your viewing appointment, please contact our friendly sales team.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	33 F	
1-20	G		

Selling?



Scan for an instant market report on your home.



Travel Distances

Evesham - 3.2 miles Worcester - 16.5 miles
Cheltenham - 14.8 miles



Nearest Stations

Evesham - 3.5 miles
Worcestershire Parkway - 12.5 miles



Nearest Airports

Birmingham Airport - 36.5 miles
London Heathrow - 88.5 miles



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