



LITTLE ORCHARD  
OLD LANE  
FARMBOROUGH  
BA2 0BW  
£735,000



**Discreetly tucked from view, accessed via a gated, sweeping driveway, can be found this unique and equally stunning, four double bedroom, detached property. Benefitting a spacious plot and enjoying an elevated position, the far reaching views over the village is something very special.**

**In recent years, this family home has been remodeled and extended and now presents as a contemporary property, offering impressive proportions over two floors with the majority of rooms bathed in natural light.**

**Sit centrally within its generous plot, beautifully landscaped gardens surround the property with numerous seating areas cleverly positioned to take in the wonderful views. A sense of privacy can be found within numerous different areas of the garden, whilst the southerly orientation allows for morning to evening sunshine flooding the garden with natural light. Access to the property is via a gated driveway, providing off street parking for a number of vehicles. A double garage provides further parking or secure storage to suit.**

**Internally the highlight of the property is no doubt the living areas of the home. Providing an element of open plan living and incorporating the expansive single-story extension, there is truly more than enough space for any buyer to enjoy this space as they see fit. In its current format a large fitted kitchen comprises a number of fitted wall and base units, including a fitted island with a large expanse of work surfaces. The kitchen leads to the dining and lounge area, which in turn opens onto the sitting room, spacious and light with views and direct access to the garden via the Bi-Folding patio doors. Superb open views of the surrounding countryside can be enjoyed from the sitting room, cleverly designed to maximise the view.**









To the front of the property and still to the ground floor can be found three of the bedrooms, all of which are double in nature. The main bathroom in the form of a contemporary wet room serves these three bedrooms and can be found via the hallway. The wet room comprises a large walk in shower enclosure and then a two piece white suite. What was once two rooms, the wet room again is of a size that any family would appreciate. Completing the ground floor can be found a utility cupboard, currently housing the washing machine and tumble dryer, a handy storage cupboard adjacent to the front door and the boiler room.

Stairs from the hallway lead to the first floor landing, where the current owner utilises the space well as their home office. The principle bedroom suite takes pride of place on this level. The bedroom itself offers a multitude of benefits including a walk in wardrobe and a sizeable en-suite bathroom. The bedroom measures an impressive 6m x 5m (approximately) and enjoys open views to the rear of the property via the large picture window. The en-suite comprises a four piece, modern white suite, the highlight being a freestanding bath and a separate shower enclosure.

This detached residence is presented to an exemplary standard throughout, contemporary in appearance, yet practical in nature, perfect for any buyer, whether that be a professional couple or families alike. A viewing of this individual country home should be at the top of list of properties to view.

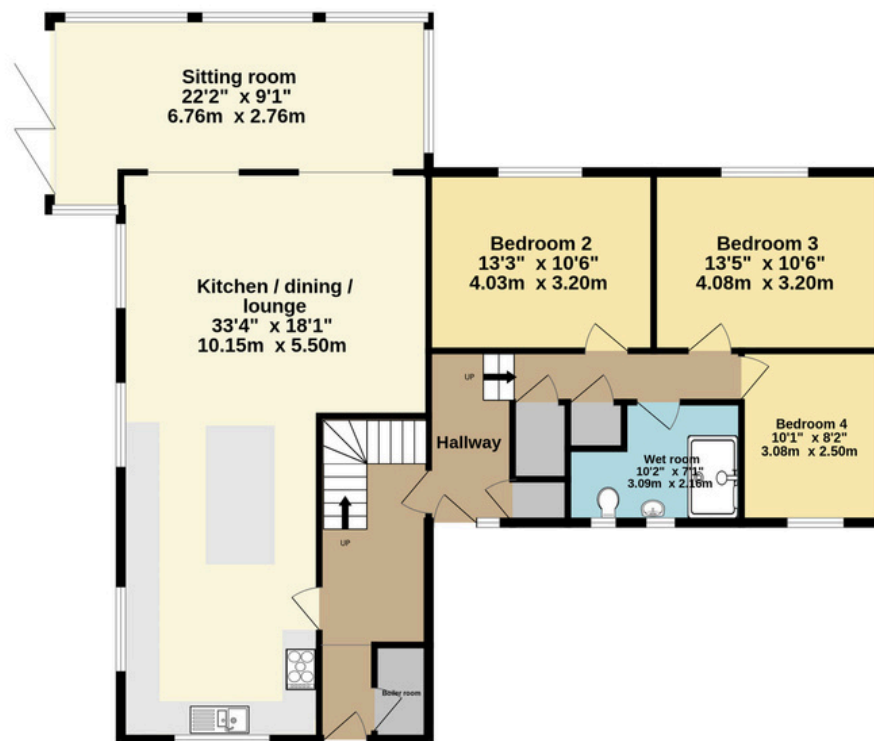








Ground Floor  
1712 sq.ft. (159.0 sq.m.) approx.

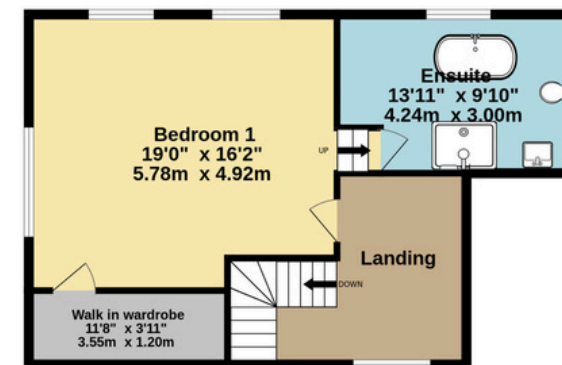


TOTAL FLOOR AREA : 2300 sq.ft. (213.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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1st Floor  
588 sq.ft. (54.6 sq.m.) approx.



Energy performance certificate (EPC)		
Little Orchard Old Lane Evesham B61 1H BA2 0BW	Energy rating <b>E</b>	Valid until: 7 July 2035 Certificate number: 0380-2873-2530-3405-2201

Property type: Detached house  
Total floor area: 242 square metres

#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

#### Energy rating and score

This property's energy rating is E. It has the potential to be C.

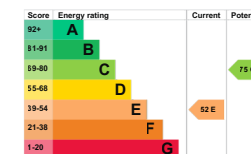
See [how to improve this property's energy efficiency](#).

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



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