



◆ 15 OWLETT'S END ◆ EVESHAM ◆ WR11 1DB ◆  
◆ GUIDE PRICE £750,000 ◆



- **TRADITIONAL FAMILY HOME**
- **BEAUTIFULLY PRESENTED**
- **LARGE PLOT**
- **FLEXIBLE ACCOMMODATION**
- **AMPLE PARKING**
- **DETACHED GARAGE**
- **HIGHLY SOUGHT-AFTER LOCATION**
- **EXPANSIVE MATURE GARDENS**
- **POTENTIAL ANNEX**





- **FITTED KITCHEN**
- **DOWNSTAIRS WC**
- **UTILITY ROOM**
- **SITTING ROOM WITH FEATURE FIREPLACE AND LOG BURNER**
- **DINING ROOM**
- **UP TO FIVE BEDROOMS**
- **CONSERVATORY**
- **FAMILY BATHROOM**
- **SHOWER ROOM**



## ABOUT THE PROPERTY...

A stunning traditional family home situated on a large plot with ample parking and detached garage and offering flexible accommodation with as many as five bedroom or an annex. The property has been greatly extended and is in a highly sought-after peaceful location close to town and amenities. There is double glazing and gas central heating, and this light and airy property must be viewed to be fully appreciated.

A gravel driveway and pathway lead to the main porch giving access to a lovely hallway. The sitting room and dining room are on the southerly side of the property so are light and airy with a stunning feature fireplace and log burner in situ. The kitchen is fitted with a range of wall and base units, roll top work surfaces and is open to the conservatory. The conservatory has a 'real' roof, power and heating making it a comfortable all year-round useable space. Also, on the ground floor there are two bedrooms and a shower room that could be used as an annex plus a utility room and downstairs WC. On the first floor there are three well-proportioned bedrooms and a family bathroom.

The expansive gardens, which are a third of an acre, are in various sections with lawn areas, well-stocked borders and a rich variety of mature trees bushes and shrubs. There is ample gravelled parking, detached garage and further parking to the side by the potential annex.



## ABOUT EVESHAM...

The old market riverside market town of Evesham is situated in the centre of the famous horticultural Vale of Evesham, which has attractive countryside from the tranquil banks of the River Avon to the undulating hills and peaceful wooded slopes of the Cotswolds. The town was founded around an 8<sup>th</sup> century abbey, one of the largest in Europe, which was destroyed during the Dissolution of the Monasteries with only Abbot Lichfield's Bell Tower remaining.

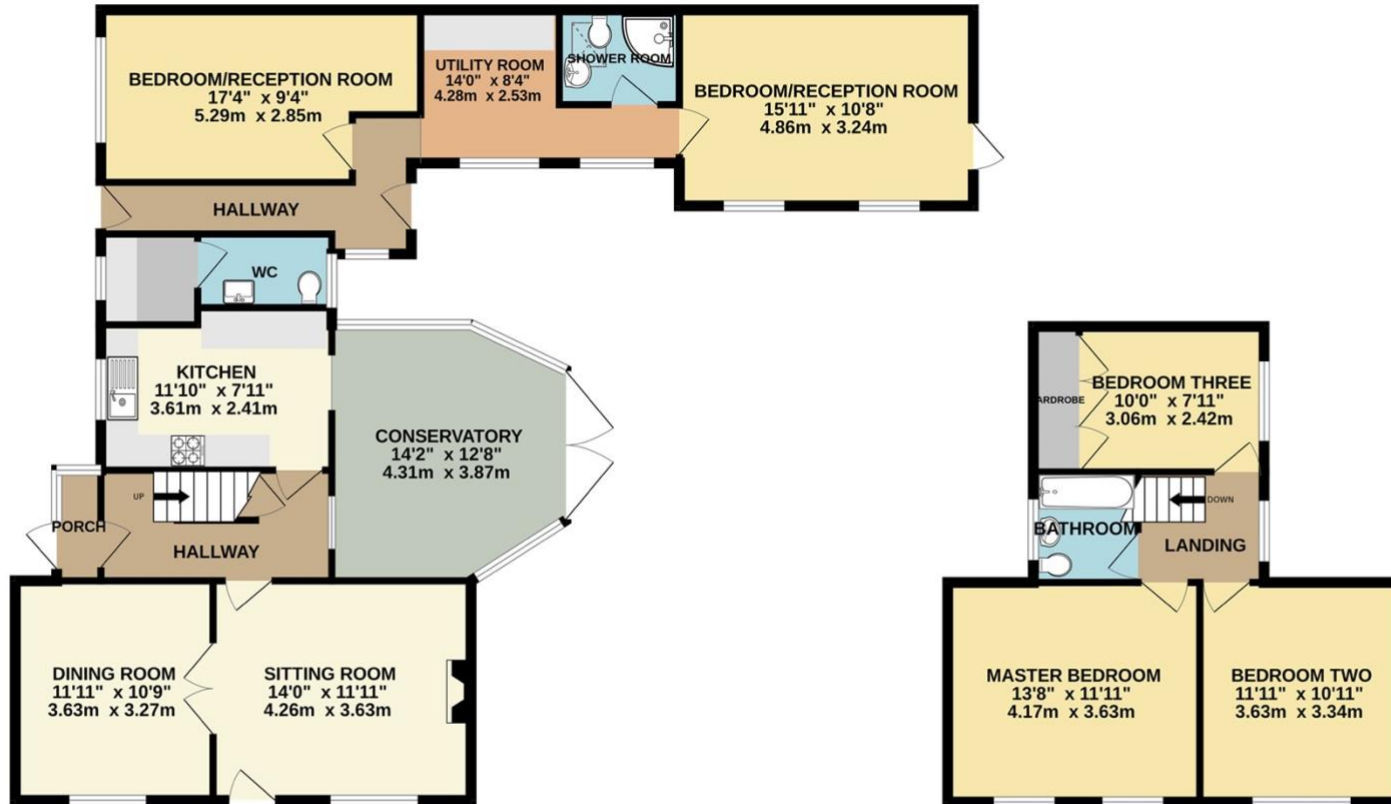
Evesham is located roughly equidistant between Worcester, Cheltenham and Stratford-upon-Avon and is 8 miles from Broadway. As well as a railway station that has services to Oxford, London Paddington, Worcester and Hereford, the area has excellent communications with the M5, M40 and M42 networks.

Evesham provides good shopping, sports and recreational facilities such as a restored art deco cinema. It offers a range of excellent schools for all ages and is home to many good restaurants and public houses.



GROUND FLOOR  
1202 sq.ft. (111.7 sq.m.) approx.

1ST FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

TOTAL FLOOR AREA : 1670 sq.ft. (155.2 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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