



◆ 15 THE MEWS ◆ EVESHAM ◆ WR11 2AZ ◆
◆ GUIDE PRICE £395,000 ◆



- DETACHED FAMILY HOME
- BEAUTIFULLY PRESENTED
- FOUR BEDROOMS
- TWO BATHROOMS
- SITTING ROOM WITH DOUBLE DOORS TO GARDEN
- FULLY FITTED KITCHEN
- FORMAL DINING ROOM
- LANDSCAPED REAR GARDEN
- OFF-ROAD PARKING AND GARAGE
- PEACEFUL LOCATION



ABOUT THE PROPERTY...

A beautifully presented spacious four-bedroom two-bathroom detached family home situated in a peaceful location at the end of a cul de sac and boasting virtually south facing rear garden, ample parking and a super garage. The property is double glazed and gas centrally heated, the master bedroom has built-in wardrobes and its own ensuite and the garage has built-in storage and an electric roller door.

The front door opens into a lovely hallway with downstairs WC and stairs rising to the first floor with storage beneath. The sitting room has double doors and windows to the rear garden and built-in bespoke cabinets. The kitchen is fitted with an extensive range of wall and base units, butchers block style work surfaces and ceramic sink plus integrated oven, hob, extractor and dishwasher. Off the kitchen is a useful utility room. The formal dining room provides a lovely for family dining.

On the first floor there are four well-proportioned bedrooms and a family bathroom. The master bedroom has ensuite and built-in wardrobes. Bedroom two has a bespoke desk workstation.

The rear garden has been landscaped with a lovely patio with pagoda and garden walling. The remainder is mainly laid to lawn with well-stocked borders and side access. To the front there is off-road parking, garage and bin stores.



ABOUT EVESHAM...

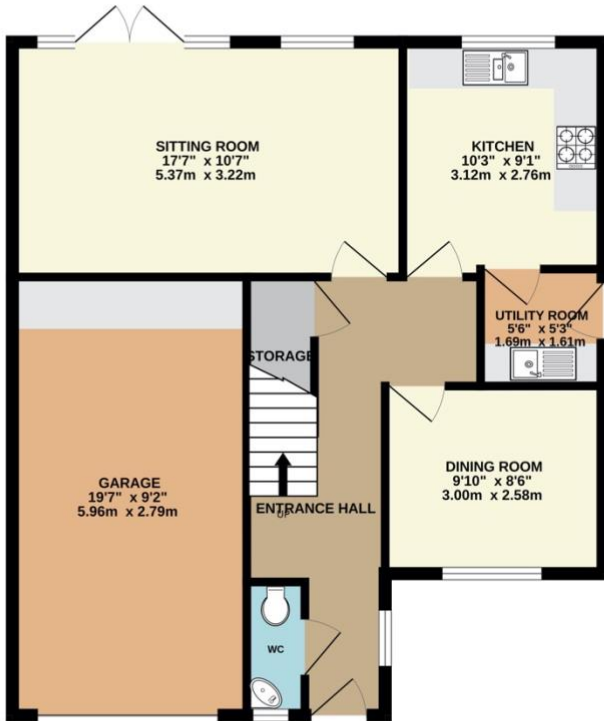
The old market riverside market town of Evesham is situated in the centre of the famous horticultural Vale of Evesham, which has attractive countryside from the tranquil banks of the River Avon to the undulating hills and peaceful wooded slopes of the Cotswolds. The town was founded around an 8th century 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.

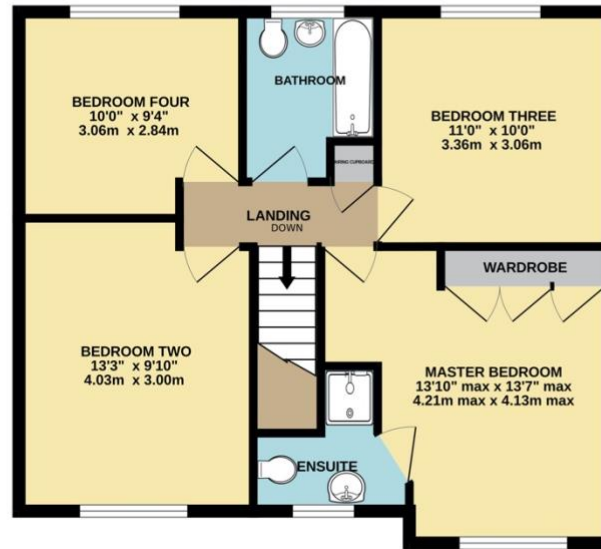
Evesham provides good shopping, sports and recreational facilities such as a restored art deco cinema. It offers a range of excellent schools for all ages and is home to many good restaurants and public houses.



GROUND FLOOR
746 sq.ft. (69.3 sq.m.) approx.



1ST FLOOR
613 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 1360 sq.ft. (126.3 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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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.

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