



Evesham Road, Astwood Bank, B96 6BD

Guide price £600,000



**** 2,370 sq.ft ** Substantial Five Bedroom Family Home ** Multiple Receptions Rooms ** Astwood Bank ** Generous Private Garden ** Garage **** A substantial and versatile five-bedroom detached family home offering over 2,370 sq. ft. of spacious accommodation. The ground floor features multiple reception rooms including a bay-fronted living room, a separate family room with feature fireplace, a large kitchen/breakfast room opening into a bright conservatory, and a ground-floor double bedroom with French doors to the garden—ideal for guests or multi-generational living. A double garage, ample block-paved driveway, and beautifully landscaped rear garden complete this exceptional home, set in a prime and sought-after location.



Situated on a generous plot, the property features a large block-paved driveway providing ample parking, a double garage, and gated side access to the rear garden.

Upon entering the property, a welcoming hall leads into a generously proportioned living room featuring a charming bay window. Adjacent to this is a spacious family room, complete with its own bay window and a feature fireplace, creating a warm and inviting space ideal for relaxing or entertaining.

The well-appointed kitchen/breakfast room is fitted with a wide array of wall and base units, offering excellent storage solutions and ample worktop space. It opens into a bright conservatory, a versatile space currently used for dining and overlooking the rear garden.

A standout feature is the large ground-floor fifth double bedroom, originally a dining room, which benefits from French doors opening directly onto the rear garden—perfect for guests or multi-generational living.

A large downstairs bathroom and separate WC add further convenience, alongside a useful utility room and internal access to the double garage.

Upstairs, the property boasts four generously sized bedrooms, including a particularly large principal bedroom. A family bathroom completes the first-floor accommodation.

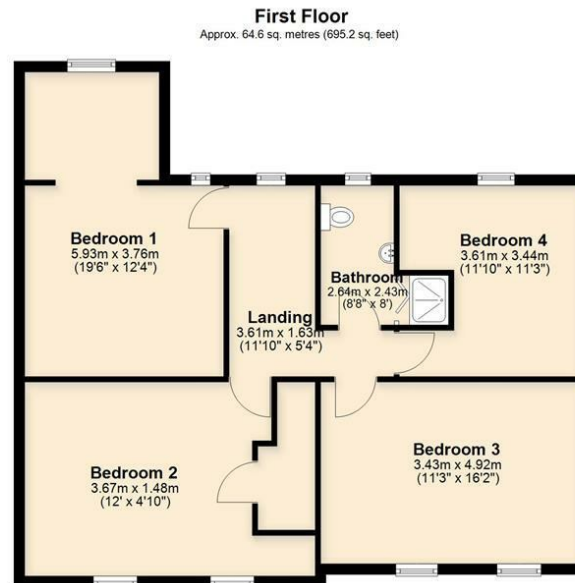
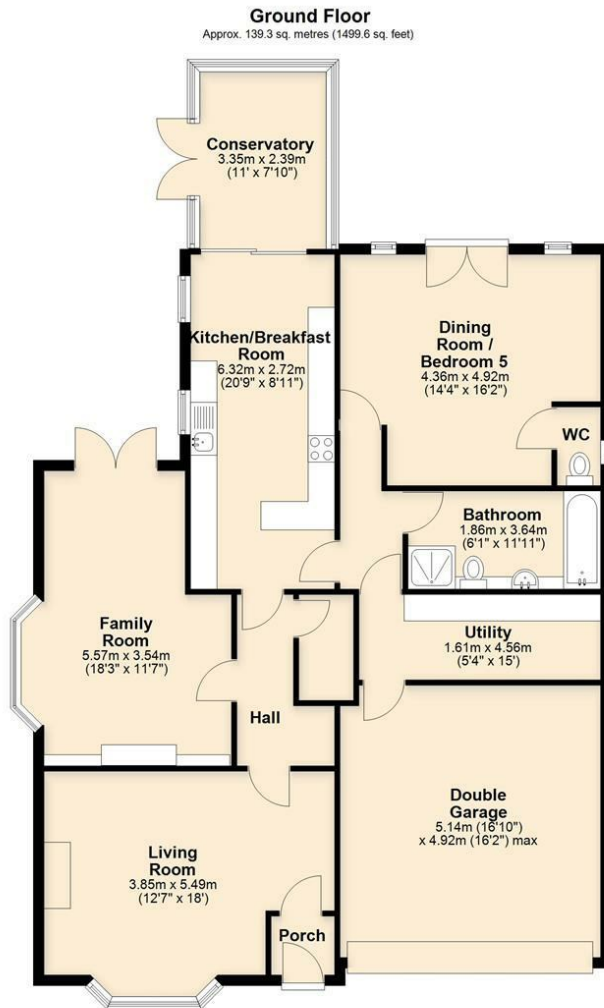
Externally, the rear garden is a true highlight. It features a large block-paved patio that wraps around the rear and side of the property, creating an ideal space for outdoor entertaining. A charming pond feature adds character, while an expansive lawn provides ample space for play and relaxation. The garden is fully enclosed with fencing and established greenery, offering a high degree of privacy and a peaceful setting.

With its adaptable layout, spacious rooms, and sought-after location, this is a rare opportunity to acquire a truly exceptional family home.

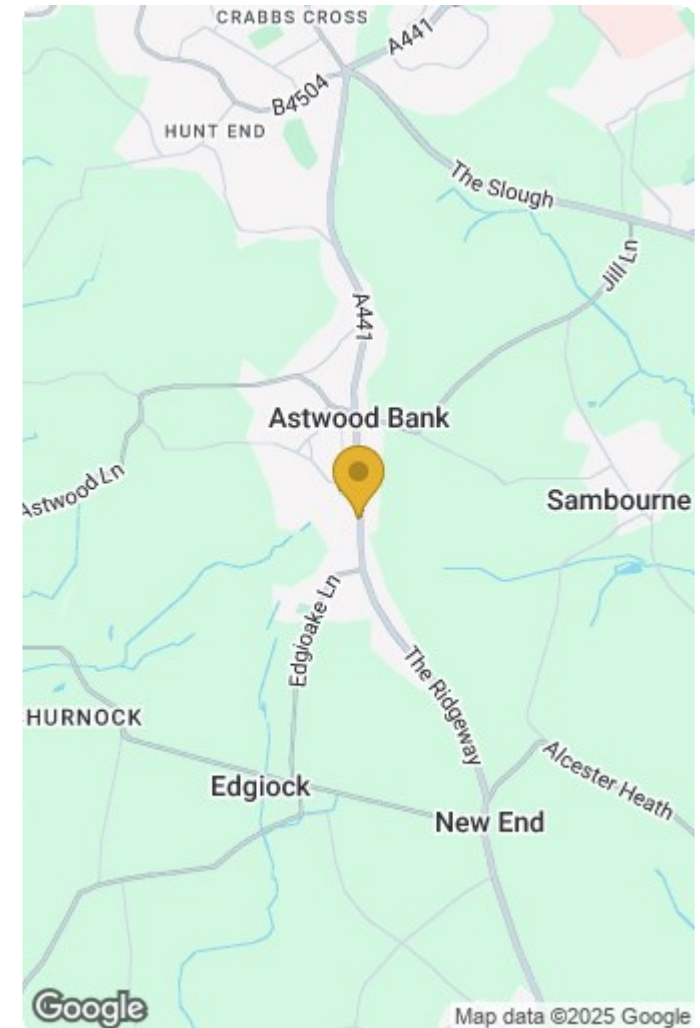
Porch		
Living Room		12'7" x 18'0" (3.85m x 5.49m)
Hall		
Family Room		18'3" x 11'7" (5.57m x 3.54m)
Kitchen/Breakfast		20'8" x 8'11" (6.32m x 2.72m)
Utility		5'3" x 14'11" (1.61m x 4.56m)
Conservatory		10'11" x 7'10" (3.35m x 2.39m)
Dining Room/Bedroom 5		14'3" x 16'1" (4.36m x 4.92m)
W.C		
Bathroom		6'1" x 11'11" (1.86m x 3.64m)
Landing		11'10" x 5'4" (3.61m x 1.63m)
Bedroom 1	19'5" (max) x 12'4" (5.93m (max) x 3.76m)	
Bedroom 2		6'6" x 15'3" (2.00m x 4.66m)
Bedroom 3		11'3" x 16'1" (3.43m x 4.92m)
Bedroom 4		11'10" x 11'3" (3.61m x 3.44m)







Total area: approx. 203.9 sq. metres (2194.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	