



7 Hudson Walk

Ashton-under-Hill, WR11 7WE

Andrew Grant

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Ashton-under-Hill, Evesham, WR11 7WE

2 Bedrooms 2 Bathrooms 1 Reception Room

A modern family home offering spacious interiors, well-designed living areas, orangery and a private garden, perfectly positioned within a desirable residential development close to excellent amenities.

- Well-presented two bedroom home with en suite and family bathroom.
- Spacious lounge, modern kitchen and orangery overlooking the garden.
- Mature private rear garden with patio and side access.
- Driveway providing parking for two cars.
- Convenient setting close to shops, schools and transport links.

This attractive home offers a superb balance of comfort and practicality, making it an ideal choice for couples or small families. The ground floor features a generous living room, a modern fitted kitchen and a large cloakroom. An impressive orangery provides a light-filled additional living space with direct access to the mature rear garden. Upstairs there are two well-proportioned bedrooms, including a primary with en suite, along with a stylish family bathroom. Outside, the mature garden provides an inviting outdoor retreat with patio and lawn, while the rear of the property offers driveway parking for two vehicles and convenient side access.

980 sq ft (91 sq m)





The kitchen

The kitchen is arranged with a smart layout, featuring modern cabinetry, integrated appliances and plentiful worktop space. A breakfast bar adds further practicality, while the front-facing window fills the room with natural light. Positioned conveniently near the hallway, it flows well with the rest of the ground floor, making it a highly functional and inviting part of the home.





The living room

The living room is an inviting and generously sized space, offering plenty of natural light and direct access to the orangery through double doors. Its open layout creates a flexible area that works well for both everyday living and entertaining, while the connection to the rear garden enhances its appeal. Positioned at the heart of the home, it provides comfort and practicality in equal measure.







The orangery

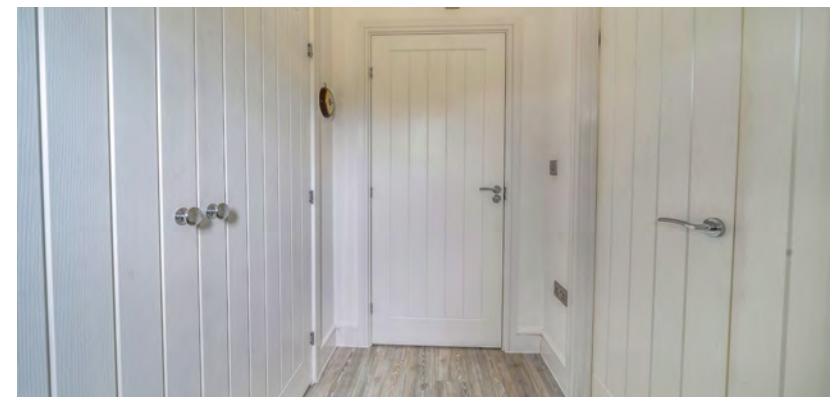
The orangery extends the living space with a bright and versatile room that opens directly onto the garden through French doors. Surrounded by glazing, it creates a wonderful connection with the outdoors while providing a flexible area for year-round enjoyment. Its position at the rear of the property enhances both the flow of the ground floor and the appeal of the garden.





The cloakroom and hallway

The hallway offers a practical entrance to the home, with direct access to the kitchen and living areas. Positioned just off the hallway, the cloakroom is generously sized and fitted with a WC and wash basin, providing everyday convenience. This thoughtful arrangement enhances the flow of the ground floor and ensures functionality for residents and visitors alike.





The primary bedroom

The primary bedroom is a well-proportioned space that creates a restful retreat with pleasant views over the rear garden. Its layout allows for comfortable placement of furnishings, while the adjoining en suite provides privacy and convenience. Positioned to the back of the property, it combines a sense of calm with practicality, making it an ideal main bedroom.





The primary en suite

The primary en suite is fitted with a modern suite including a bath with shower over, WC and wash basin, designed to provide convenience and privacy for the main bedroom. A skylight brings in natural light, enhancing the sense of space and comfort. Finished in a contemporary style, it offers an attractive and practical addition to the primary bedroom.

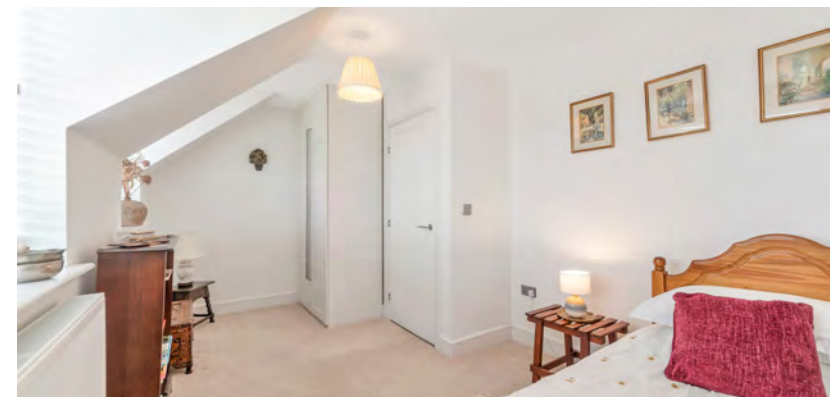






The second bedroom

The second bedroom is well-proportioned and positioned at the front of the property. Its layout provides flexibility for use as a guest room, home office or additional sleeping space. A large window draws in natural light, creating a bright and inviting atmosphere. This room complements the home perfectly, offering comfort and versatility to suit a variety of needs.





The bathroom

The family bathroom is arranged with a modern suite comprising a bath with overhead shower, WC and wash basin. Finished with contemporary tiling, it provides a practical and well-designed space suited to daily routines. Positioned to serve the second bedroom and guests, it combines functionality with style, ensuring convenience for all household members.



The rear garden

The rear garden is a delightful outdoor space with a level lawn framed by well-stocked borders. A patio area at the far end provides a peaceful spot for seating and relaxation, while side access enhances convenience. A shed offers useful storage, adding to the practicality of the garden. With its balance of greenery and function, it creates a private setting to be enjoyed throughout the seasons.







The parking

The property benefits from a block-paved area providing parking for two vehicles. Situated to the rear, the arrangement allows easy access through the garden via a side gate. This practical feature ensures convenience for residents and visitors, while offering a secure and well-positioned space for vehicles in a popular residential setting.

Location

Situated in the sought-after village of Ashton-under-Hill, this property enjoys a desirable setting combining rural charm with everyday convenience. The village itself offers a welcoming community and access to local amenities, including a primary school, village hall and local public house. Surrounded by attractive countryside, the area is perfect for walking and outdoor pursuits.

Nearby Evesham provides a wider selection of shops, supermarkets and leisure facilities, while the market towns of Pershore and Tewkesbury are also within easy reach. The property is well placed for families, with a choice of schools in both the village and surrounding areas.

Transport links are excellent, with easy access to the A46 and M5, connecting to Cheltenham, Worcester and beyond. Evesham railway station offers direct services to Worcester, Oxford and London, making this an ideal location for commuters seeking a balance of village life and accessibility.

Services

The property benefits from mains electricity, water and drainage.

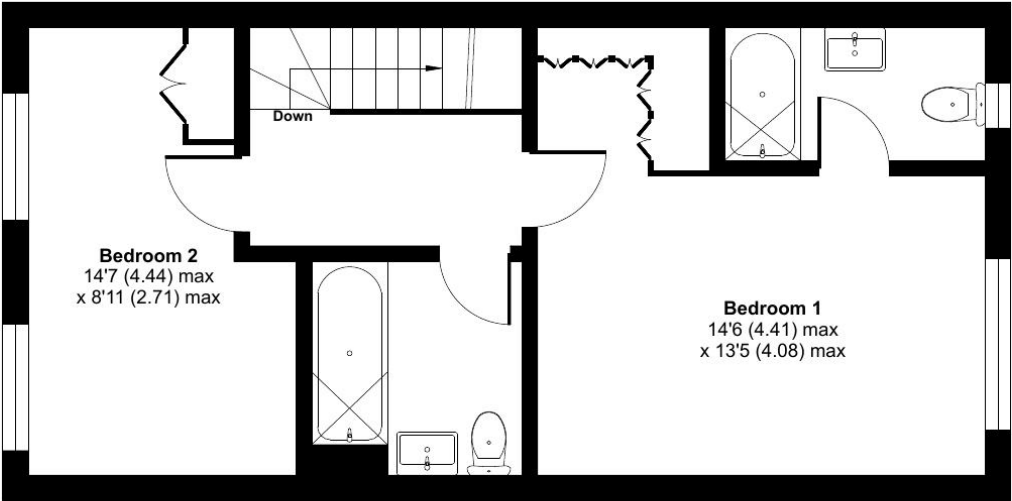
Council Tax

The Council Tax for this property is Band C.

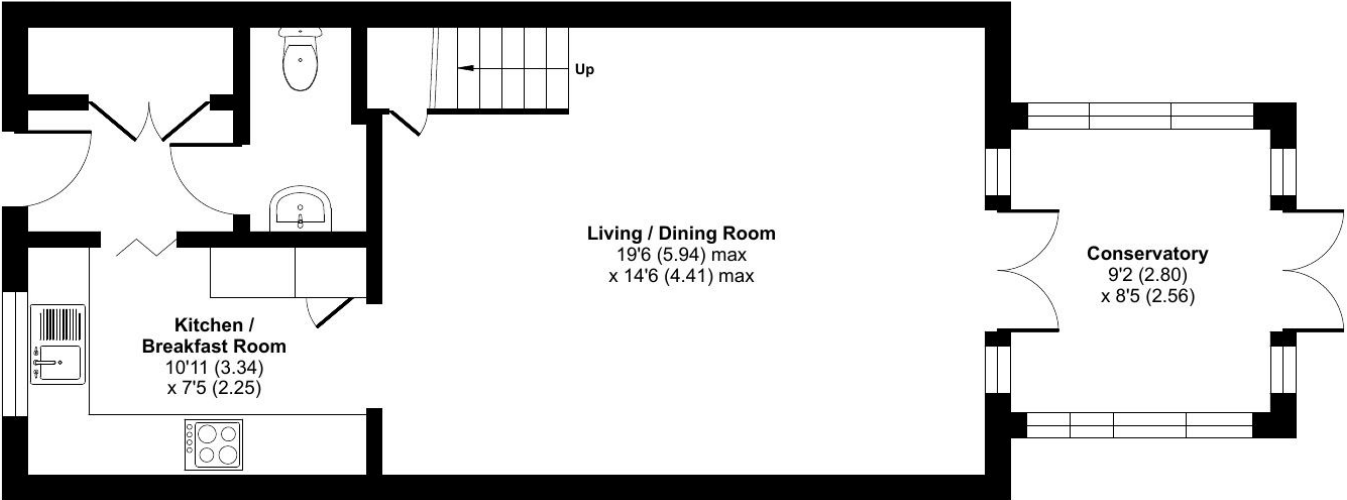


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Approximate Area = 980 sq ft / 91 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Andrew Grant. REF: 1345304



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