



VAUGHANREYNOLDS
ESTATE AGENTS

17 Simon De Montfort Drive
Evesham, WR11 4NR



The Property

Located within a desirable residential address in the Greenhill area of Evesham, this well appointed detached property occupies a spacious plot and has been well maintained and updated by the current owners.

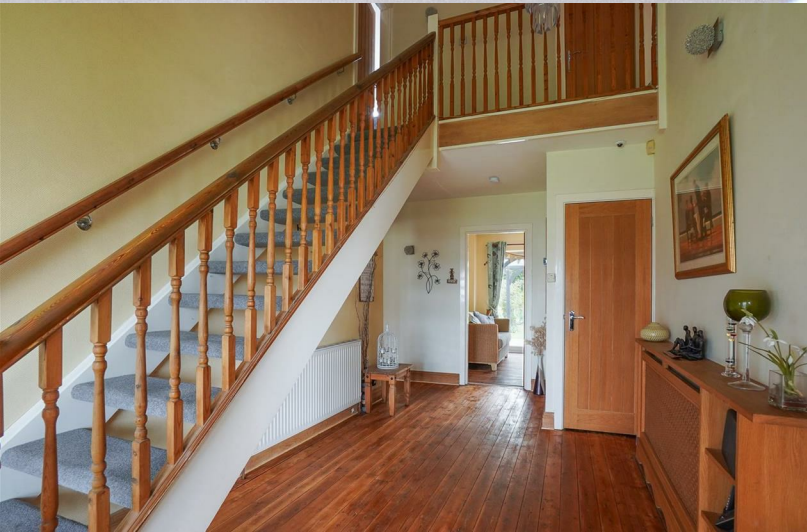
Viewing is strongly recommended to fully appreciate the scale of accommodation on offer and the flexibility of living, which in brief comprises; porch, leading into spacious entrance hall with stairs to the left leading to the first floor. There is a generous lounge with feature fireplace and windows to the front.

From the lounge a door leads to an additional second kitchen/breakfast room with appliances. This versatile space and storage gives the occupants total flexibility for multi-generational living. From the kitchen there is access to a separate wc and to the utility room.

Returning through a door you are lead back into the large family kitchen with hob, built in appliances and with ample additional seating and doors leading into the rear garden.

In addition there is a large formal dining room to the front which leads into a spacious garden room creating additional space with access to the rear garden.

Bedroom five/study is located to the rear of the property and benefits from built in storage. Returning to the hall there is access to the well appointed family bathroom.







There are four additional spacious bedrooms on the first floor, bedroom one has ample storage and easy access to a fitted shower room. Bedroom two also benefits from a newly appointed en-suite with underfloor heating and there are two additional good sized bedrooms on this floor.

Externally the property benefits from a front garden, car port with space for 2-3 cars leading to a double garage and the beautiful well stocked gardens wrap around the whole of the property.

The Location

The old riverside market town of Evesham is situated in the centre of the famous horticultural Vale of Evesham - the fruit and vegetable basket of England. From the tranquil banks of the river Avon to the undulating hills and peaceful wooded slopes of the Cotswolds, the Vale offers some of the prettiest countryside in the United Kingdom. The region well known for its fruit and vegetable growing (especially asparagus) since medieval times, can be enjoyed seasonally throughout the year.

A major attraction is the River Avon, with very popular recreational areas offering something for everyone from fishing to walking to boating. Abbey Park with its Victorian bandstand offers you music on Sunday afternoons from June to September, where you can sit back and soak in the tranquil atmosphere of a lazy sunny afternoon. The property is within easy access of the M42, M40 & M5 motorway, and has excellent rail connections to Worcester, Oxford and London Paddington.





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GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: All mains services are understood to be connected to the property.

Local Authority: Wychavon, Council Tax Band F

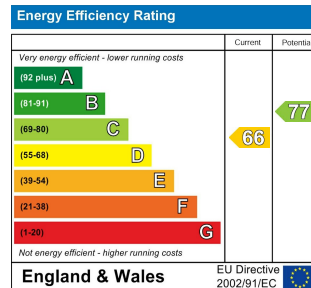
In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

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Total area: approx. 248.5 sq. metres (2675.1 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions related upon them. (Not prepared using BIM)



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