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ESTATE AGENTS

72 Greenhill
Evesham, Worcestershire, WR11 4NH



Property Description

Ideally positioned in a prime, established residential location, close to Evesham train station and town centre, this Victorian detached home enjoys easy access to the countless amenities at hand.

The property offers immense versatility and enjoys a beautifully presented interior throughout. Offering a deceptive amount of space, the property could suit both a single, large family or possibly a multigenerational family coming together. Either way, this amazing home requires internal viewing to be fully appreciated.

In brief, the accommodation comprises: Entrance hall leading to an impressive sitting room filled with natural light through a large bay window to the front, with inset Aga multi-fuel stove. A separate reception room provides the perfect work from home space or formal dining room if required.

The impressive kitchen has a range of units with granite work surfaces over. The family room/snug is a very spacious room with log burning stove and sliding doors giving access to the rear patio area. The garden room is currently utilised as a formal dining area. There is also a separate utility room and guest WC.

The first floor comprises five good size bedrooms, two with en-suite and a separate family bathroom. The principal bedroom has an en-suite shower room and ample space for wardrobes/dressing area.





Externally, the property occupies a generous plot providing an enclosed private feel. Well-tended lawns to rear with interspersed trees and planted shrubs throughout to the boundaries. A generous gravel drive sits beyond gates and leads to a substantial garage and workshop, providing secure storage for two/ three cars or the potential for immediate conversion to ancillary accommodation if required (subject to the necessary planning consents). There is also a separate detached garage at the bottom of the rear garden with electrically operated garage door.

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.





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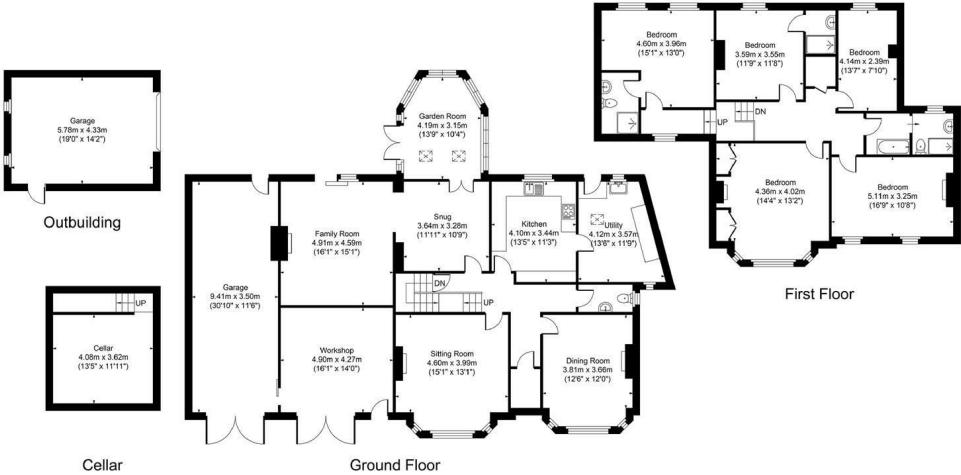


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GENERAL INFORMATION

72 Greenhill, Evesham, WR11 4NH
 Main House Approx. Gross Internal Area:- 258.27 sq.m. 2780 sq.ft.
 Garage Approx. Gross Area:- 32.94 sq.m. 355 sq.ft.
 Workshop Approx. Gross Area:- 19.60 sq.m. 211 sq.ft.
 Outbuilding Approx. Gross Area:- 25.03 sq.m. 269 sq.ft.
 Total Approx. Gross Area:- 335.84 sq.m. 3615 sq.ft.



FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 --- Denotes restricted head height
 www.dmlphotography.co.uk

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.

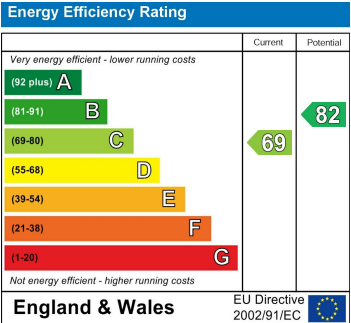
Tenure: The property is with vacant possession upon completion of the purchase.

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

Local Authority: Wychavon District Council, Council Tax Band F

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