



Maybush Gardens, Evesham, WR11 7YL

Offers in excess of £600,000



2357 sq ft approx \*\* VIDEO TOUR AVAILABLE\* SUBSTANTIAL HIGH SPECIFICATION DETACHED FAMILY HOME \*\* A unique opportunity to purchase a MODERN property offering SPACE and LUXURY LIVING. with FIVE BEDROOMS, THREE BATHROOMS, DOUBLE GARAGE. MUST BE VIEWED!

Nestled within a small exclusive development of just 25 homes which was built in 2018 by Cotswold Oak, This beautiful modern family home comprises of spacious entrance hallway, downstairs cloakroom, four reception rooms which are currently being used as a study, living room, family room which has doors leading to the garden and a dining room, kitchen breakfast area with utility room, five good size bedrooms with two being en suite, family bathroom, double garage with driveway and a private rear garden which is perfect for external dining.

This property is immaculately presented throughout, provides truly ready to move into accommodation. Properties of this exceptional standard rarely become available, and early viewing is considered essential to fully appreciate the attractive town setting to all this property has to offer.



<b>Hall</b>	<b>En Suite</b>	7'5" x 5'10" (2.28m x 1.79m )
Location	<b>Bedroom Two</b>	11'11" x 9'9" (3.63m x 2.97m)
	<b>En Suite</b>	5'7" x 8'7" (1.71m x 2.62m )
Badsey is a charming village situated in Worcestershire, about 2 miles east of Evesham. It is a quintessential English countryside village with a close-knit community and a rich history dating back many centuries.	<b>Bedroom Three</b>	11'3" x 10'4" (3.43m x 3.15m )
	<b>Bedroom Four</b>	12'2" x 11'6" (3.71m x 3.51m )
	<b>Bedroom Five</b>	8'5" x 12'2" (2.58m x 3.72m )
The village is surrounded by beautiful countryside, making it a popular destination for nature lovers and outdoor enthusiasts. You can find picturesque walking paths, scenic fields, and quaint cottages that add to its idyllic charm.	<b>Bathroom</b>	10'4" x 8'9" (3.15m x 2.69m )
	<b>Double Garage</b>	18'2" x 19'0" (5.56m x 5.80m )

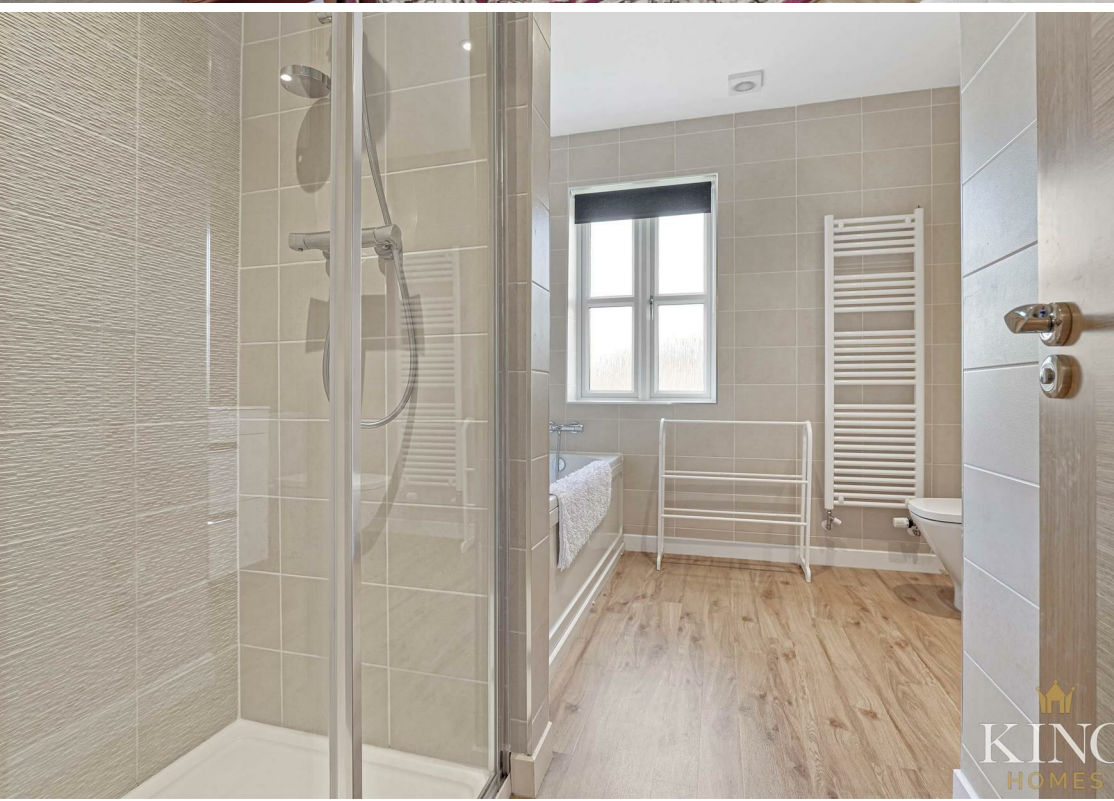
Badsey has a range of amenities, including a village shop, a primary school, a church, and a few local pubs, providing residents with the essentials for daily living and a sense of community.

Historically, Badsey was known for its market gardens and horticulture. Even today, the village's horticultural heritage remains evident in its vibrant gardens and allotments.

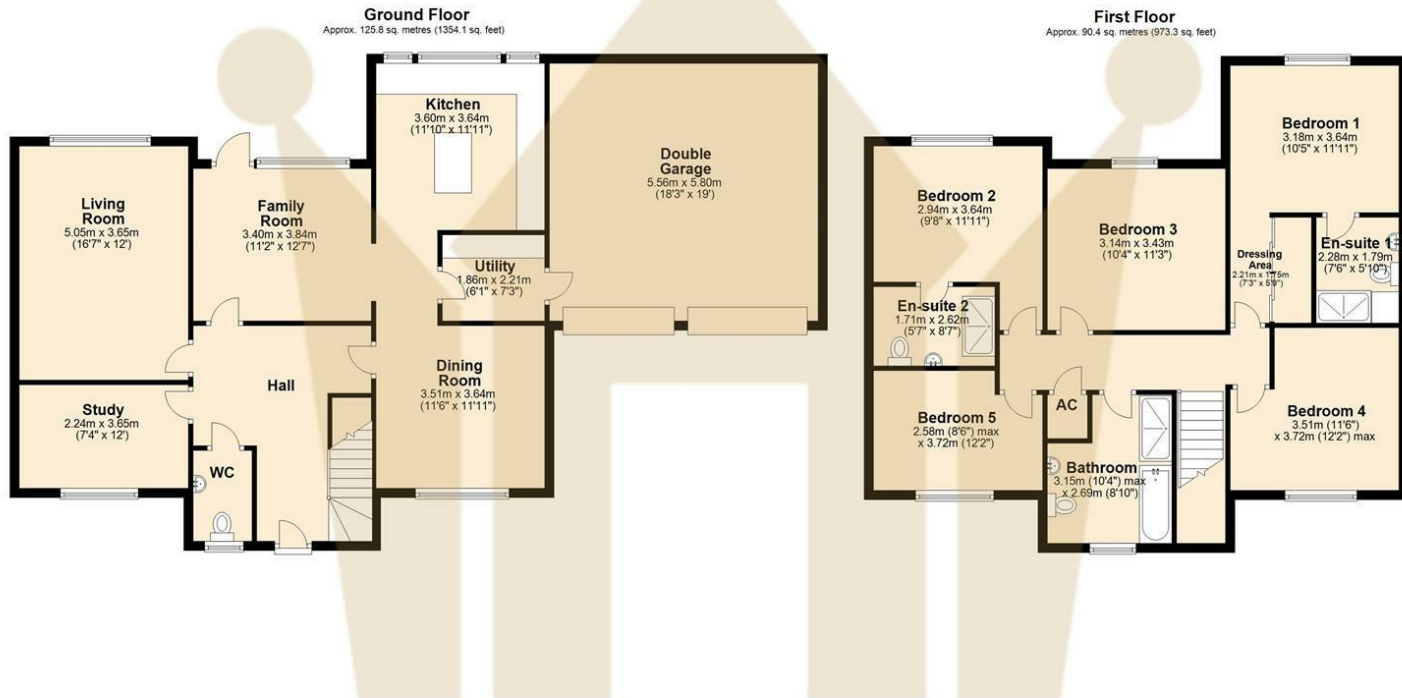
For those interested in history, there are several historical landmarks and buildings to explore, showcasing the village's past.

Overall, Badsey is a delightful village that offers a peaceful and picturesque escape from the hustle and bustle of larger towns and cities. It provides a wonderful opportunity to experience rural England at its finest.

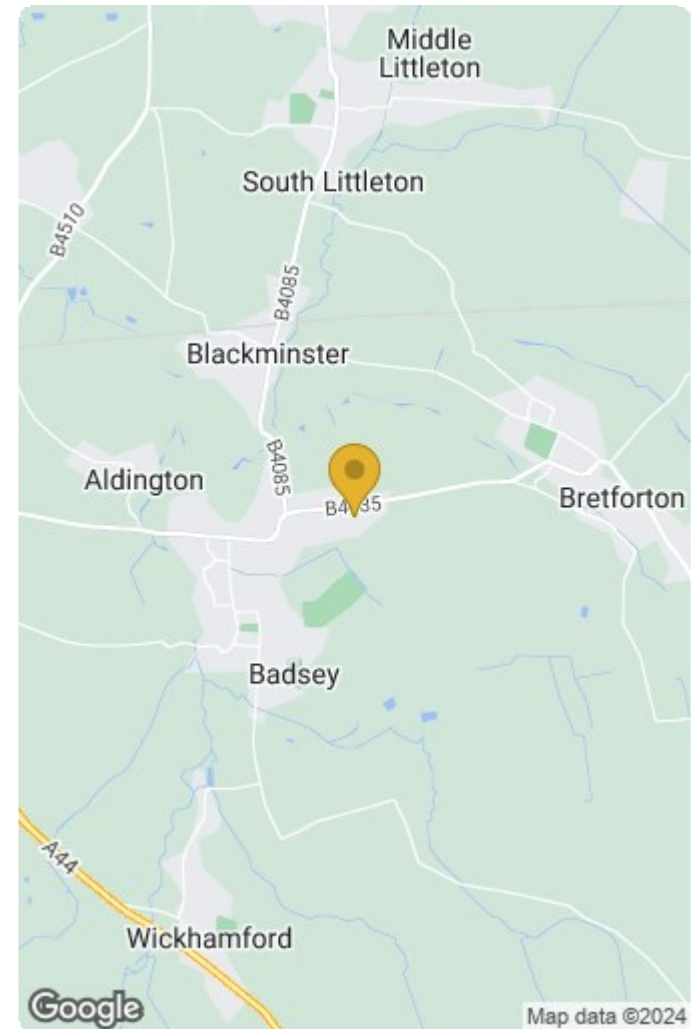
<b>Living Room</b>	16'6" x 11'11" (5.05m x 3.65m )
<b>Family Room</b>	11'1" x 12'7" (3.40m x 3.84m)
<b>Study</b>	7'4" x 11'11" (2.24m x 3.65m )
<b>Kitchen</b>	11'9" x 11'11" (3.60m x 3.64m )
<b>Utility</b>	6'1" x 7'3" (1.86m x 2.21m )
<b>Dining Room</b>	11'6" x 11'11" (3.51m x 3.64m )
<b>Bedroom One</b>	10'5" x 11'11" (3.18m x 3.64m )
<b>Dressing area</b>	7'3" x 5'9" (2.21m x 1.75m)







Total area: approx. 216.2 sq. metres (2327.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		86	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	