



Leggett & James

The Vale of Evesham Property Experts



'Cotswold View' 15 Abbey Gate

Evesham, Worcs, WR11 4BQ

Asking Price £580,000



A beautifully-presented detached family home, situated within a gated community. Located in the historic town centre conservation area within the grounds of the Grade I Listed Abbey Gate House, which is part of a Scheduled Ancient Monument Site.

Boasting a private garden area along with access to the historic communal gardens, this property is a must-view in order to appreciate all that is on offer.



Entrance Hall

with a door to the front, sash window to the front and a panel radiator.

Cloakroom

with a low-level W/C and a wash hand basin.

Sitting Room

with a sash window to the front, 'French' doors to the rear, two panel radiators, television point and a feature open fireplace.

Kitchen/Breakfast Room

with a sash window to the side, door to the rear, a range of wall and base units having work surfaces over, sink with drainer and mixer tap, spotlights, space and plumbing for washer/dryer, integral dishwasher, integral fridge/freezer, electric double oven, gas hob with filter hood and a panel radiator.

Dining Room

with sash windows to the rear and a panel radiator.

Study

with a sash window to the front aspect and a panel radiator.

Landing

with a window to the front, loft access and a panel radiator.

Bedroom One

with sash windows to the front and rear, fitted wardrobes and two panel radiators.

Ensuite

with a sash window to the rear, panel radiator, shower cubicle, low-level W/C, wash hand basin in vanity unit and a tiled floor.

Bedroom Two

with a sash window to the rear and a panel radiator.

Bedroom Three

with a sash window to the front, fitted wardrobe and a panel radiator.

Bedroom Four

with a sash window to the rear and a panel radiator.

Bathroom

with a sash window to the side, panel radiator, bath with shower over, low-level W/C, wash hand basin in vanity unit and a tiled floor.

Outside

After entering through the secure gates at the front, the property benefits from a block paved drive providing off road parking, an established hedge border, a path leading to the front door and side gated access to the rear garden.

The enclosed rear garden has a degree of privacy and enjoys a large area laid to lawn, a patio area and established shrubs and borders.

Additional Parking

There is additional shared parking to the rear of the property if required.

Situation

The old riverside market town of Evesham is situated in the centre of the famous horticultural Vale of Evesham, which has attractive countryside from the tranquil banks of the River Avon to the undulating hills and peaceful wooded slopes of the Cotswolds.

Evesham is located roughly equidistant between Worcester, Cheltenham and Stratford-upon-Avon and closer to Broadway. As well as a railway station that has services to Oxford, London Paddington, Worcester and Hereford, the area has excellent links with the M5, M40 and M42 networks.

Evesham provides good shopping, sports and recreational facilities such as a restored art deco cinema. It offers a range of excellent schools for all ages and is within catchment of the highly regarded Prince Henry's school.

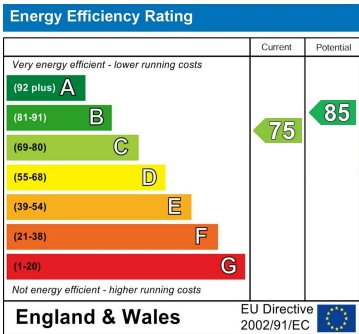
Area Map



Floor Plans



Energy Efficiency Graph



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