



Cheltenham Road, Evesham, WR11 7UL

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

We are delighted to offer this executive detached family home enjoying rural views of open fields in the highly desirable village of Sedgeberrow. In brief the property boasts a sizeable plot, four bedrooms, three bathrooms and extends to in excess of 2300 sq ft. The property has been extended and improved to a high standard by the current owner and needs to be seen to be appreciated.

Upon entering the property you are welcomed by a spacious, oak floored entrance lobby which instantly gives a light and airy feel. From here, you are lead through to the front aspect dining room which is well proportioned and houses the original fireplace. The property flows nicely through to the modern kitchen with plenty of cupboard and work surface space, underfloor heating and patio doors, living room with original fireplace and sun room also with double doors. This open plan aspect offers a fantastic socialising and entertaining space. The garage has been converted offering an additional family room that could be used as a gym/study/games room. Further accommodation includes a useful utility space and downstairs walk in shower room.

The first floor of the property has also been extended offering four spacious DOUBLE bedrooms, one bedroom is currently used as a dressing room with plenty of fitted wardrobes and en suite shower, family bathroom with shower and roll top bath.

The property feels incredibly private and offers superb, far reaching countryside views. The rear mature garden enjoys a extensive decked area for seating, lawn, hot tub and sauna area and kids play area. There is plenty of outside storage and access both sides of the property. To the front is a substantial gravelled driveway with gates offering plenty of parking.





Key Features

- FOUR DOUBLE BEDROOM DETACHED FAMILY HOME
- EXTENDED AND RENOVATED BY THE CURRENT OWNER
- GENEROUS PLOT SIZE
- COUNTRYSIDE VIEWS IN A SOUGHT AFTER VILLAGE LOCATION
- FOUR RECEPTION ROOMS
- THREE BATHROOMS
- EXTENSIVE PARKING WITH GATED GRAVEL DRIVEWAY
- SOLAR PANELS AND UNDERFLOOR HEATING
- HIGH STANDARD FINISH
- EPC = D

**Offers In Excess Of
£650,000**

Location

Sedgeberrow is a sought after village situated on the cusp of the Cotswolds.

The village sits approximately 3 miles outside of Evesham and is within close proximity to the A46 giving good road links to Cheltenham, the M5, Stratford-Upon-Avon and Worcester.

The village is well known for its Ofsted rated "outstanding" Primary School, popular traditional local pub and plenty of footpaths for countryside walks. The village has a fantastic sense of community and has a village hall.

Additional Information

Tenure: Freehold

EPC Rating: D

Council Tax Band:

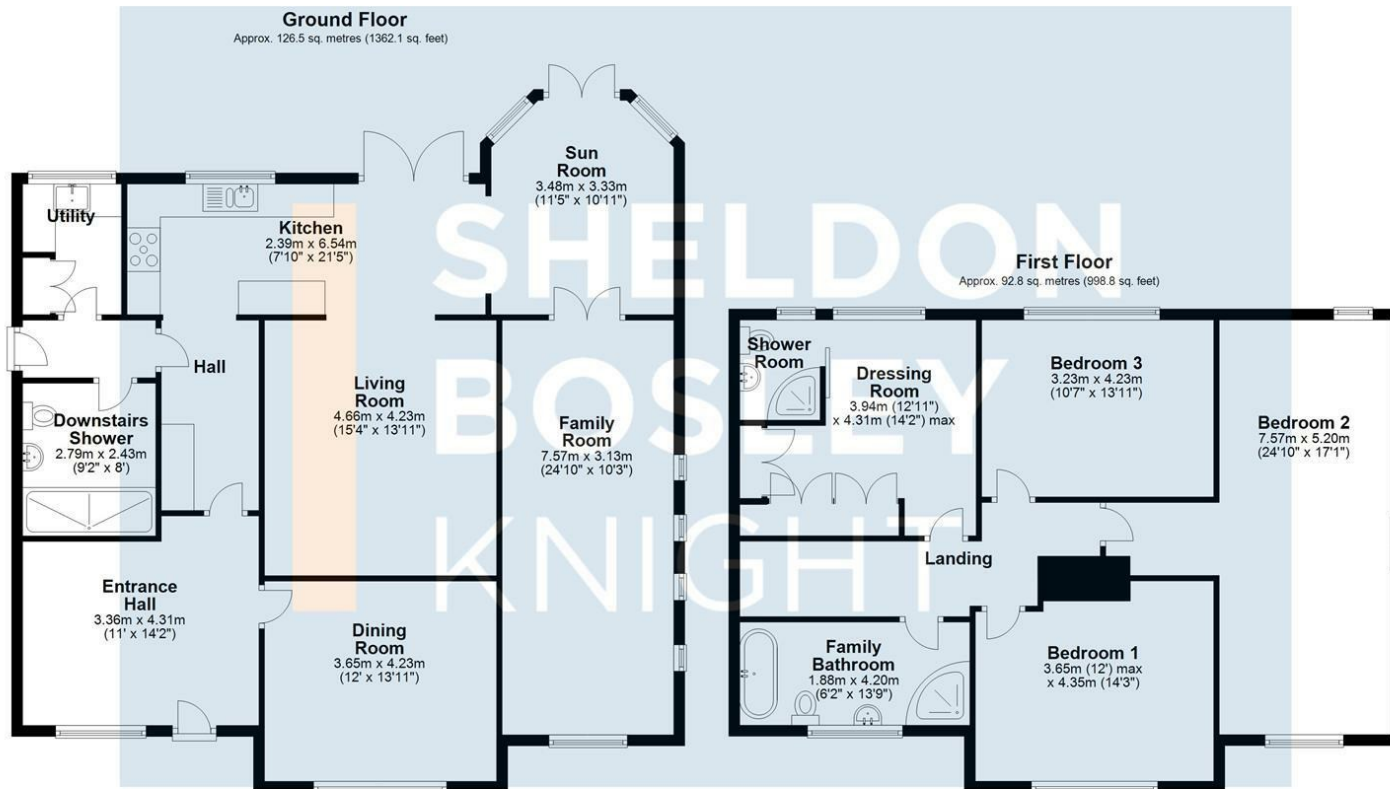
Local Authority: Wychavon







Floorplan



Total area: approx. 219.3 sq. metres (2361.0 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.



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Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



SALES

LETTINGS

PLANNING &
ARCHITECTURE

COMMERCIAL

STRATEGIC
LAND

NEW
HOMES

BLOCK
MANAGEMENT

RURAL



DISCLAIMER

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