



Pitchers Hill, Wickhamford, WR11 7RT

# Property Description

A well-presented and spacious family home situated in the village of Wickhamford. The current owners have tastefully updated the home to create a truly wonderful space ideal for a growing family.

The property comprises of: entrance hall with stairs to the first floor, spacious living room, beautifully fitted and modern kitchen / breakfast room, utility room and ground floor shower room. To the rear of the property is a very generous family / dining room overlooking the garden, with wood burning stove.

On the first floor are four well-proportioned bedrooms and a family bathroom.

Outside; the rear enjoys a beautiful lawned garden with a mixture of trees and plants, a decking area, pergola, summerhouse, garden shed, greenhouse, two generous back-to-back workshop sheds, and outside power and water. The front has a driveway with ample off road parking.





## Key Features

- FOUR BEDROOM FAMILY HOME
- SPACIOUS FAMILY ROOM OVERLOOKING GARDEN
- SITTING ROOM
- FITTED KITCHEN & UTILITY ROOM
- GROUND FLOOR SHOWER ROOM
- FAMILY BATHROOM
- WELL-ESTABLISHED REAR GARDEN
- SPACIOUS DRIVEWAY
- EPC = C

**Guide Price**  
**£425,000**

## Wickhamford

The Worcestershire village of Wickhamford is situated between the picturesque Cotswold village of Broadway and the market town of Evesham. The village includes a recreational park, village hall, and farm shop and tearoom. Situated on the A44, Wickhamford offers easy access to Evesham and Broadway which cater for everyday shopping and educational needs. Evesham, has a railway station on the Great Western Railway to Worcester, Oxford and London Paddington, and is a short distance from the M5 and M40, making it an ideal place to commute from. Broadway has a GWR Stream Railway line through the Cotswolds to Cheltenham Racecourse. There are many local bus services that go through Wickhamford.

## Additional Information

Tenure: We understand that the property is for sale Freehold.

Local Authority: Wychavon District Council

Council Tax Band: We understand that the Council Tax Band for the property is Band D.

EPC Rating: C

## Agents Note

(i) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

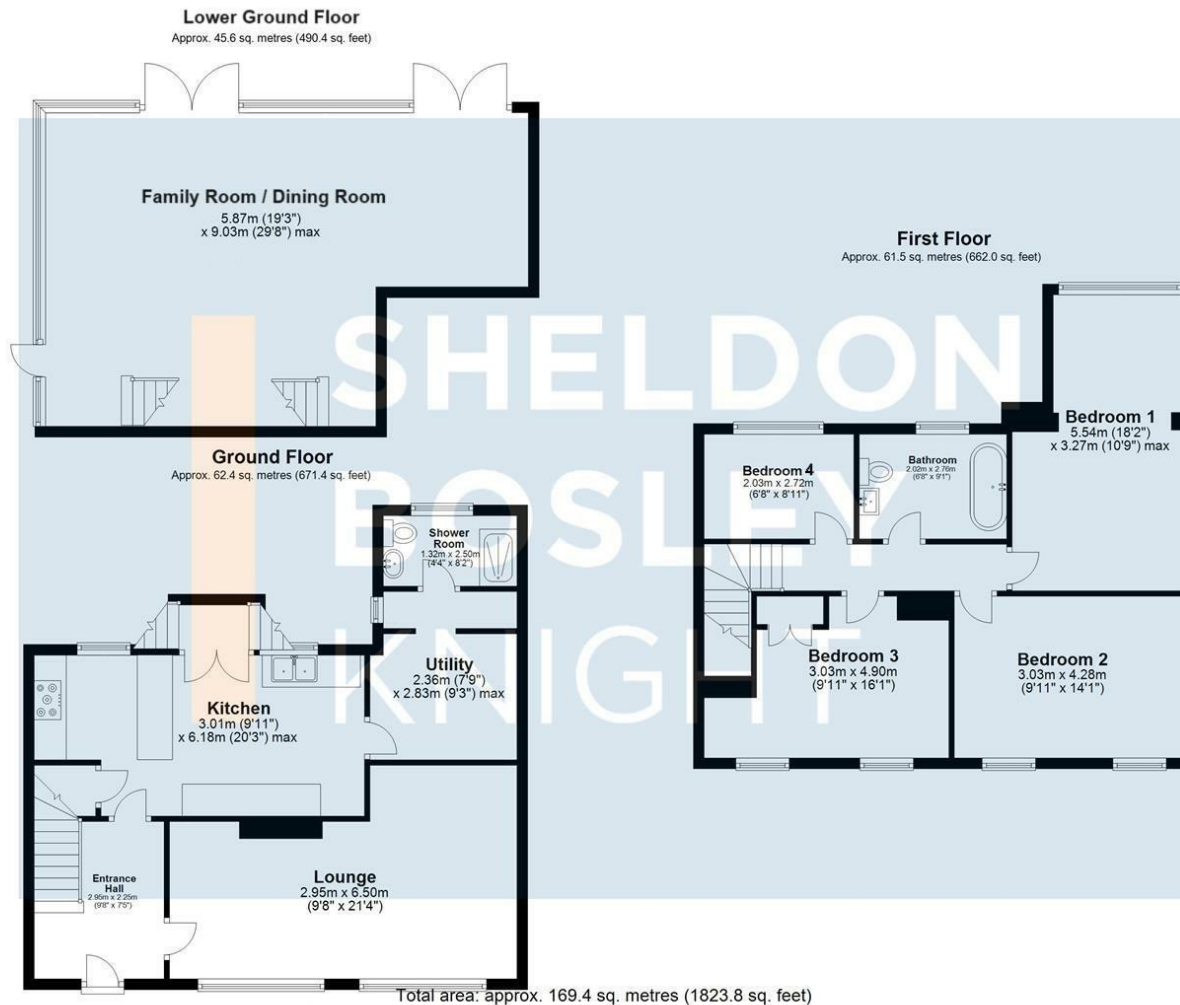
(ii) Floorplans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.







# Floorplan



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.



EPC Rating - C

Tenure - Freehold

Council Tax Band - D

Local Authority  
Wychavon District Council

# 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](http://sheldonbosleyknight.co.uk)



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BLOCK  
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