



Broadway Road, Evesham, WR11 3HG

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

Tucked away at the end of a highly sought-after, tree-lined lane, this truly unique and spacious four-bedroom duplex apartment is set within a stunning 19th-century building brimming with period charm and character. Offering a flexible layout, a long lease, and a share of the freehold, this remarkable home is one that needs to be seen to be fully appreciated.

Accessed via the rear of the building, the apartment is arranged over the first and second floors. The lower level features a welcoming entrance hall, a beautifully designed shower room, a well-proportioned kitchen/breakfast room, a bright and airy living room, and a fourth bedroom that could also serve as a second reception room, depending on your needs.

Upstairs, the first-floor landing leads to a dedicated office space, a separate WC, and three generously sized bedrooms. This floor also benefits from ample storage throughout, along with access to a spacious loft room, providing additional versatility. A unique feature of the property is the hatch from the second bedroom, providing access to a private roof space believed to be one of the highest points in Evesham, offering breath taking views of the surrounding landscape.

Additional benefits include gas central heating, allocated parking, and the rare advantage of both a long lease and a share of the freehold.

This exceptional property combines character, space, and flexibility in a fantastic location, making it an opportunity not to be missed.





Key Features

- UNIQUE 4-BEDROOM DUPLEX
- SET IN A STUNNING 19TH-CENTURY BUILDING
- FLEXIBLE LAYOUT, LONG LEASE & SHARE OF FREEHOLD
- QUIET ESTATE ACCESSED VIA A TREE-LINED LANE
- LOWER LEVEL OFFERS ENTRANCE, SHOWER, KITCHEN & LIVING ROOM
- FIRST FLOOR FEATURES OFFICE, WC & THREE BEDROOMS
- AMPLE STORAGE WITH A SPACIOUS LOFT ROOM
- PRIVATE ROOF SPACE WITH BREATHTAKING VIEWS
- GAS CENTRAL HEATING & ALLOCATED PARKING
- EPC RATING = D

Guide Price
£260,000

Location

Ideally situated under a mile from Evesham town centre, this property offers convenient access to a wealth of local amenities.

The historic market town of Evesham boasts a diverse range of facilities, including banks, supermarkets, a post office, a variety of bars and eateries, and schools catering to all ages. The town benefits from a direct train line to London and excellent road links, providing easy access to the motorway network.

Evesham also offers scenic riverside parks and a range of leisure amenities, making it an ideal location for both relaxation and recreation. Additionally, the town is well-positioned within 15 miles of the larger centres of Cheltenham, Worcester, and Stratford-upon-Avon, while the picturesque Cotswolds are just a short drive away.

Additional Information

Tenure: Leasehold - Share of Freehold (999 years from 01/01/2007)

Charges: Service Charges Required

Local Authority: Wychavon District Council

Council Tax Band: Band A

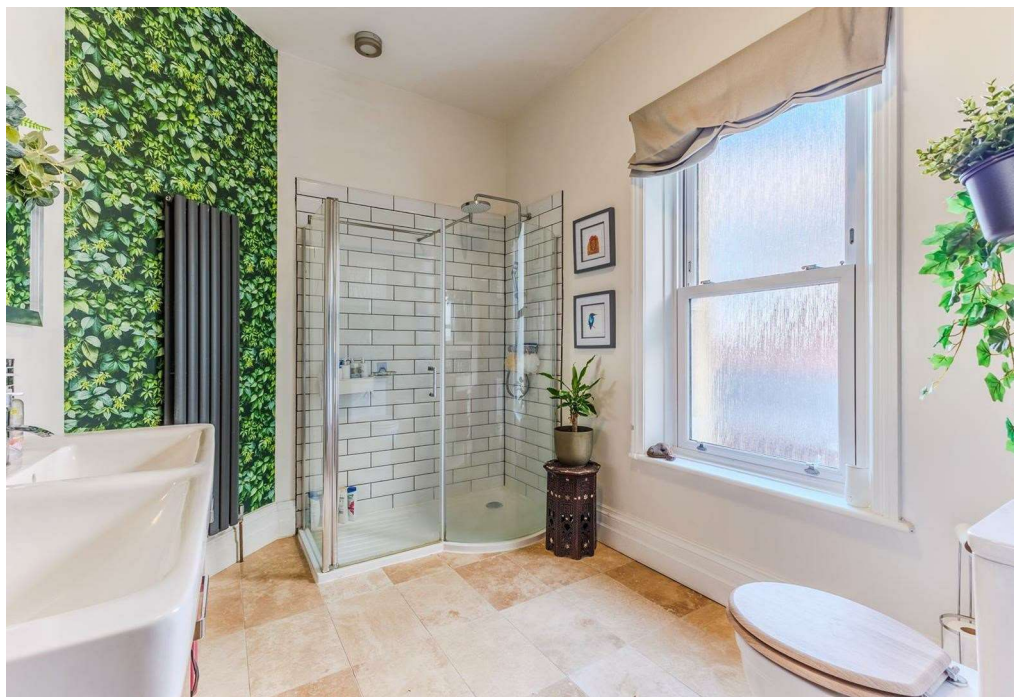
EPC Rating: D

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.

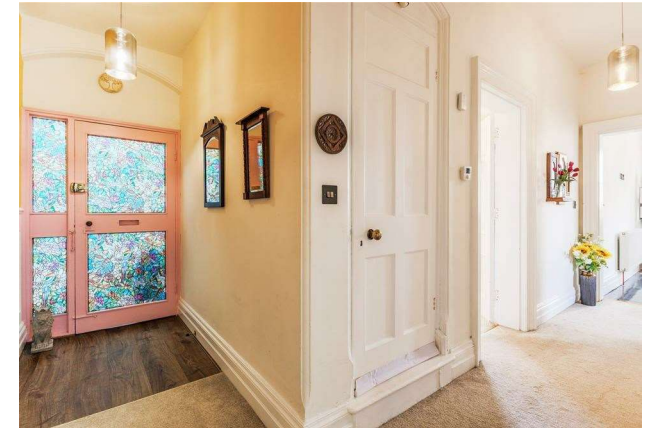
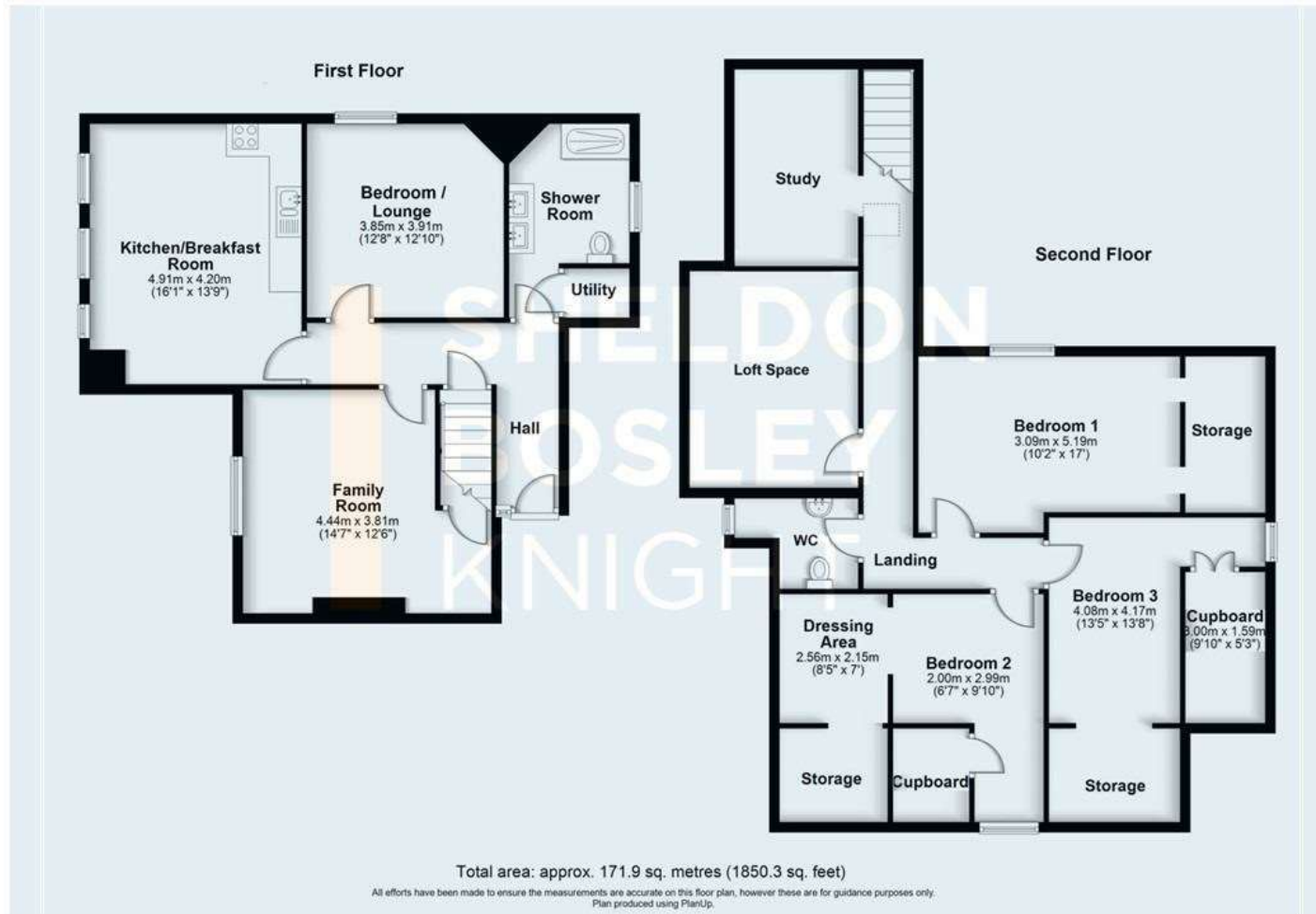
(ii) Floorplans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.







Floorplan



EPC Rating - D

Tenure - Leasehold - Share of Freehold

Council Tax Band - A

Local Authority
Wychavon District Council

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