



**Mount Road, Evesham, WR11 3HE**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

This detached four-bedroom family home is situated in the town of Evesham, offering spacious and versatile accommodation ideally suited for modern living.

Set over two floors, the ground floor comprises a welcoming entrance hall leading to a generously sized living room, a dining area, and a well-proportioned kitchen/diner that opens into a family room/snug. At the rear, a bright sunroom provides an additional reception space with garden views. There's also a convenient ground floor WC, laundry room, and ample storage throughout.

Upstairs, the property offers four bedrooms, including a spacious primary bedroom and three additional rooms, perfect for family members or home office use. There are also two bathrooms on this floor, ensuring practical convenience for everyday routines.

Externally, the home benefits from generous parking at the front and a beautifully maintained rear garden, which is mainly laid to lawn with a patio area—ideal for outdoor dining or entertaining. The garden is equipped with an outside tap and electrics.

Additional features include solar panels with battery storage, and an electric vehicle charge point, offering sustainability and energy efficiency.







## Key Features

- DETACHED FOUR BEDROOM FAMILY HOME
- SPACIOUS LIVING AND DINING AREAS
- SEPARATE FAMILY ROOM AND SUNROOM
- THREE BATHROOMS ACROSS TWO FLOORS
- GENEROUS FRONT PARKING SPACE
- REAR GARDEN WITH LAWN AND PATIO
- OUTSIDE TAP AND ELECTRICS INSTALLED
- SOLAR PANELS FOR ENERGY EFFICIENCY (WITH BATTERY STORAGE)
- ELECTRIC VEHICLE CHARGE POINT FITTED
- EPC RATING = AWAITING

**Guide Price  
£550,000**



### Location

Ideally situated within 1.5 miles 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: Freehold

Local Authority: Wychavon District Council

Council Tax Band: Band E

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



EPC Rating -

Tenure - Freehold

Council Tax Band - E

Local Authority  
Wychavon District Council

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