



**Main Street, Sedgeberrow, WR11 7UE**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

This beautifully presented detached family home has been thoughtfully extended and remodelled to offer generous and versatile accommodation across two floors.

The ground floor provides multiple reception spaces, including a spacious main sitting room with an open fireplace, a bright family/dining room, and an additional reception room currently used as an office. The impressive kitchen/dining room has been extended and fitted with a comprehensive range of units and provides ample space for family living and entertaining.

Upstairs, the home boasts five well-proportioned double bedrooms, including a principal bedroom with an en-suite. A further family bathroom serves the remaining bedrooms, providing comfort and practicality for a growing family.

Outside, the property is set back from the road with a driveway offering ample off-road parking and access to the integral garage, which includes power and lighting. The rear garden is a real highlight, with a paved patio, shaped lawn, stocked borders, and attractive features including a wildlife pond, summer house, and greenhouse. Gated side access and an electric vehicle charging point further enhance the appeal of this charming village property.







## Key Features

- EXTENDED DETACHED FAMILY HOME
- FIVE DOUBLE BEDROOMS
- PRINCIPAL BEDROOM WITH EN-SUITE
- MULTIPLE SPACIOUS RECEPTION ROOMS
- LARGE KITCHEN/DINING ROOM
- INTEGRAL GARAGE WITH POWER & LIGHTING
- BEAUTIFULLY LANDSCAPED REAR GARDEN
- WILDLIFE POND, SUMMER HOUSE & GREENHOUSE
- DRIVEWAY PARKING & EV CHARGING POINT
- OUTSTANDING FIRST SCHOOL

**Guide Price  
£550,000**



### **Sedgeberrow**

The village of Sedgeberrow lies approximately 4 miles to the south of Evesham with views towards the Cotswolds and Bredon Hill. The village has a public house, children's play area and an outstanding Sedgeberrow First School which feeds into the well-regarded Bredon Hill Middle School and Prince Henry's High School. The village benefits from a by-pass and is situated just off the A46 giving good access to main transport routes. Within easy reach are towns such as Evesham, Pershore, Stratford-upon-Avon, Worcester and Cheltenham Spa which provides good shopping, educational, cultural and recreational facilities.

There is good access to mainline rail services, e.g. Evesham to London (Paddington), and at Ashchurch (for Tewkesbury) to Bristol and the South-West.

### **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 F.

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.





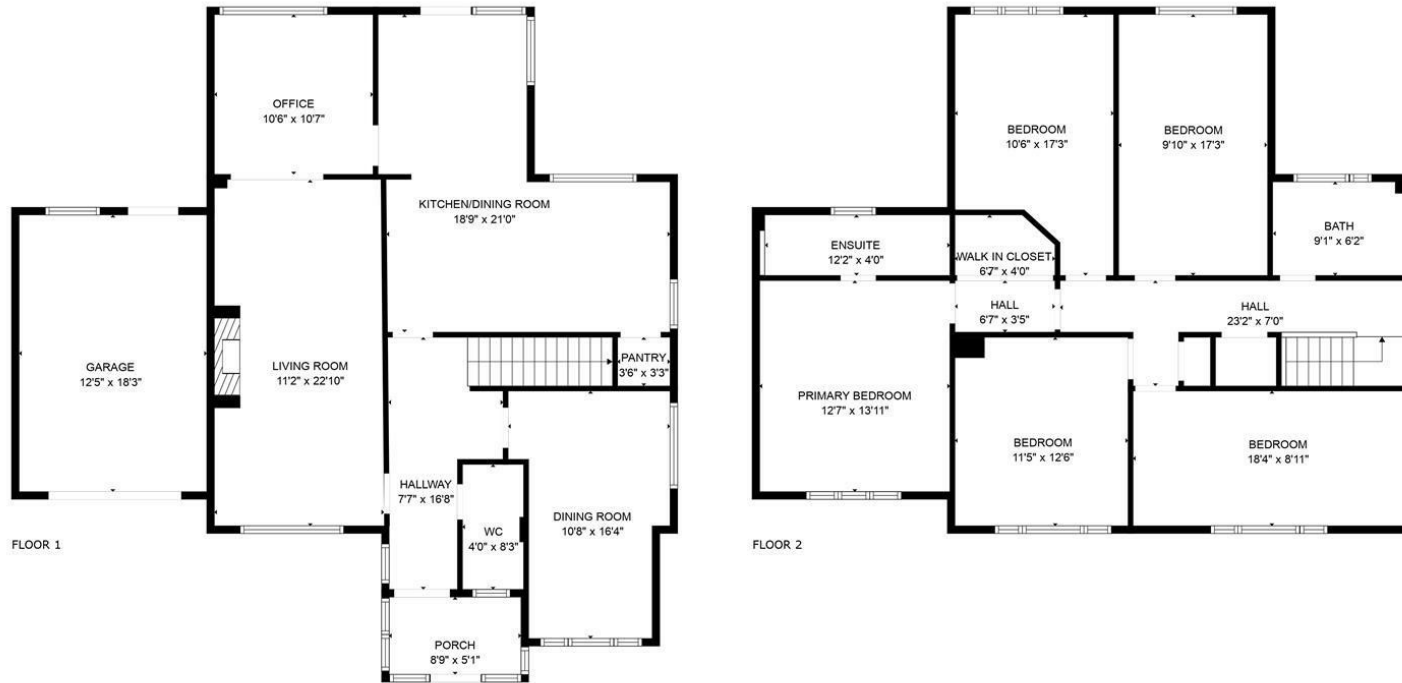








# Floorplan



**TOTAL: 2162 sq. ft**  
 FLOOR 1: 1013 sq. ft, FLOOR 2: 1149 sq. ft  
 EXCLUDED AREAS: PORCH: 45 sq. ft, GARAGE: 227 sq. ft  
 WALLS: 178 sq. ft

Measurements are calculated accurately but are not guaranteed.



EPC Rating - D

Tenure - Freehold

Council Tax Band - F

Local Authority  
 Wychavon District Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



# 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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