



Greenhill, Evesham, WR11 4LR

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

\*\*\*ATTRACTIVE CHARACTER HOME IN THE HIGHLY REGARDED AREA OF GREENHILL\*\*\*

\*\*\*OVER 1900 SQ FT OF LIVING ACCOMMODATION WITH A WEALTH OF ORIGINAL FEATURES THROUGHOUT - VIEWINGS HIGHLY RECOMMENDED\*\*\*

We are delighted to welcome this charming detached family home that has been much improved and extended by the current owners. In brief, the property offers four bedrooms, four reception rooms, two bathrooms and single garage.

This stunning home strikes the perfect balance of modern living with plenty of original Victorian features throughout such as beams, flooring, fireplaces and leaded windows. The property benefits from superb natural lighting, secondary glazing to all windows and a very homely feel.

The property is situated in the desirable Greenhill area and is within walking distance to local amenities, Evesham Train Station and has good links to the bypass.





## Key Features

- EXECUTIVE DETACHED CHARACTER PROPERTY
- FOUR BEDROOMS
- FOUR RECEPTION ROOMS
- TWO BATHROOMS
- A WEALTH OF ORIGINAL FEATURES SUCH AS BEAMS, FLOORING, FIREPLACES AND LEADED WINDOWS
- MUCH IMPROVED AND EXTENDED OFFERING OVER 1900 SQ FT
- LARGE WALK IN WARDROBE TO MAIN BEDROOM
- FULLY BOARDED, INSULATED LOFT WITH FANTASTIC STORAGE SPACE
- PRIVATE SOUTH-EAST FACING GARDEN WITH SEATING AREA
- GREAT NATURAL LIGHTING AND AIRY FEEL THROUGHOUT

**Price Guide**  
**£575,000**

## GROUND FLOOR

The main entrance to the property is via the stepped front garden with mature shrubs and greenery. Upon entering the property, you are immediately welcomed by a wealth of features such as the original tiled flooring and feature internal window part of which is engraved and said to be from the local Abbey.

The hallway oozes great natural lighting and leads to the lounge with exposed beams, feature fireplace with space for a log burner, through to the separate family room with parquet flooring and Victorian fireplace with tiled hearth.

The property further extends to the kitchen and spacious dining room making a fantastic area for hosting and socialising. The kitchen offers an appealing industrial feel with great working space, traditional worktops, range style cooker, Kardean flooring and skylights to boast that airy feel.

To the rear of the property is the well designed conservatory adding a modern twist to this beautiful period home. This enviable entertaining space gives an additional 300sq ft of accommodation surrounded by bifold doors and an additional door to access the property. The ground floor further benefits from a modern shower room with heated towel rail and under stairs storage.

## FIRST FLOOR

Stairs rise to the first floor with a beautiful traditional staircase and large feature stained glass window on the landing.

The main bedroom benefits from a substantial walk in wardrobe that has potential to be converted into an en-suite.

There are three further well-proportioned bedrooms, two of which enjoy dual aspect windows and Victorian fireplaces.

The family bathroom is of traditional style with roll top bath and heated towel rail.

There is a set of oak steps accessing the loft space that has been fully boarded and insulated. This offers a vast amount of storage space and is part- used by the current owners as a workspace with two Velux windows to continue the airy feel.

## OUTSIDE

Externally, the back garden enjoys a south-east facing aspect mainly laid to lawn with patio and peaceful, decked seating area.

Double gates allow access for off road parking and a useful garage. There is also an area for storing logs.

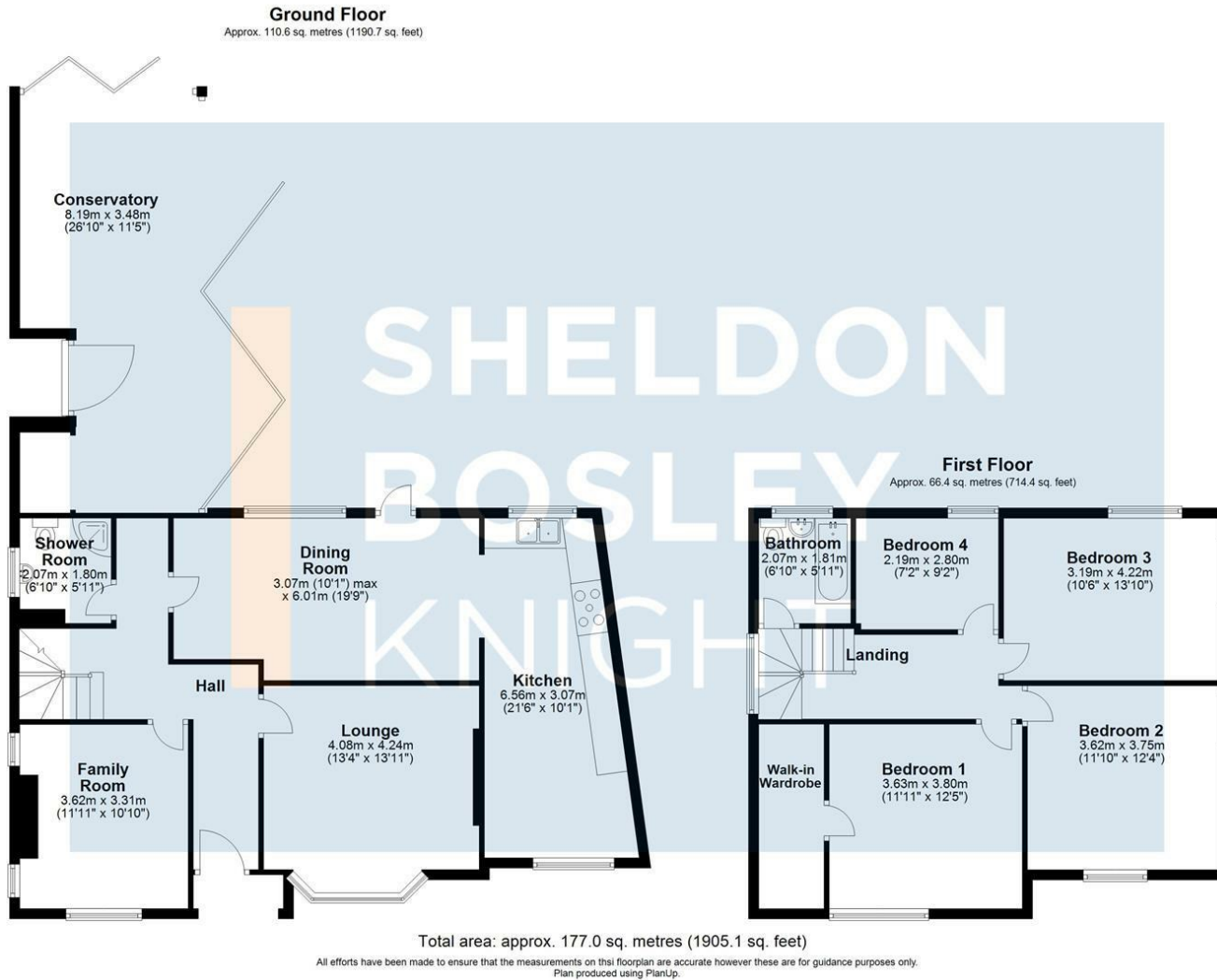
To the front is a mature landscaped multi-levelled garden with surrounding dry-stone wall and Cotswold stone steps up to the front entrance.







# Floorplan



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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