

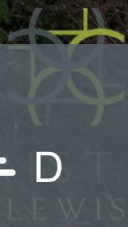
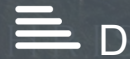


CHRISTIAN  
LEWIS  
— PROPERTY —



45 Pitchers Hill, Evesham, WR11 7RT

Asking price £550,000



CHRISTIAN  
LEWIS





Asking price £550,000

# 45 Pitchers Hill

Evesham, WR11 7RT

- Renovated family home
- Ample parking
- Large plot
- Immaculately presented
- Ensuite to the master
- Stunning kitchen/dining/family room
- Single garage
- Cusp of the Cotswolds
- Three/Four bedrooms
- Beautiful family home

An incredible opportunity to acquire a generously proportioned detached family home, meticulously updated with no expense spared. The current owners have sympathetically refurbished the property, fashioning a truly remarkable living space perfect for a growing family or discerning downsizer.

This wonderful home comprises an entrance hall, a lounge featuring a focal point log burner, and a beautifully redesigned shaker-style kitchen with ample workspace and storage, including a convenient pantry. This seamlessly leads to a bright and spacious dining/family room, graced by a stunning roof lantern. Additionally, the property includes a utility room, WC, and a versatile fourth bedroom/study.

On the first floor, a primary bedroom boasts fitted wardrobes and an ensuite, complemented by two additional double bedrooms and a family bathroom.

Externally, the property offers a private rear garden with a sunlit orientation, predominantly laid to lawn and featuring a sun terrace spanning the rear for optimal views. The front of the property boasts a private driveway with ample off-road parking for multiple vehicles and a single garage.



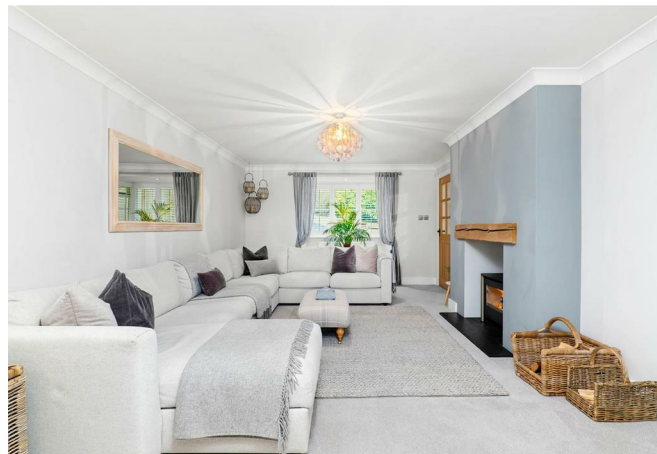
## Additional Information

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

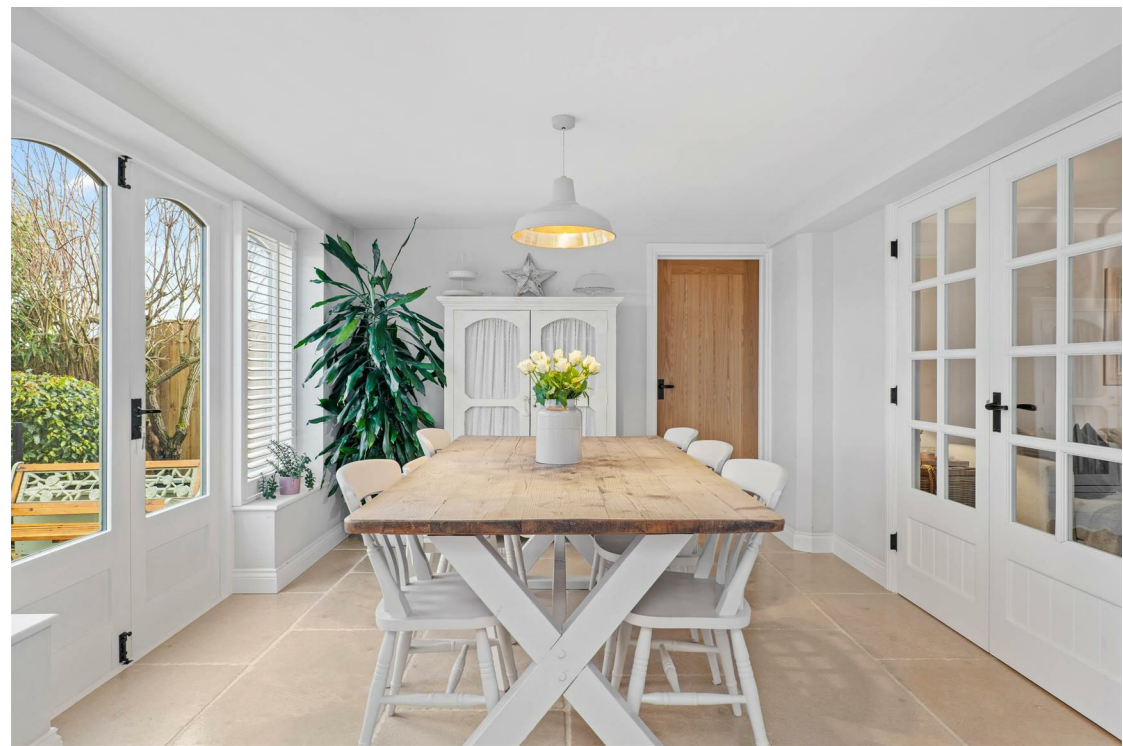
**Local Authority:** Wychavon District Council

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

**EPC Rating:** D







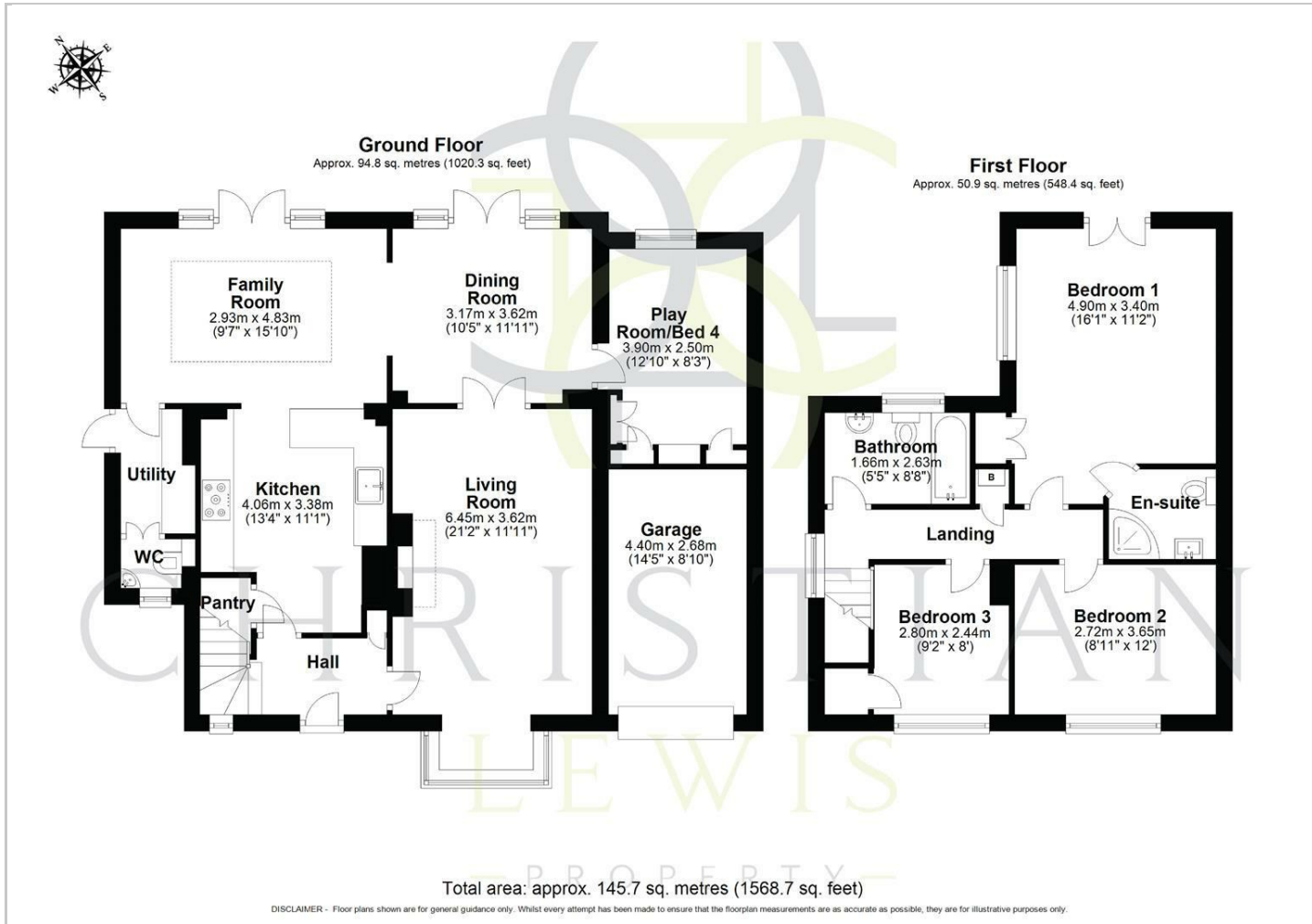




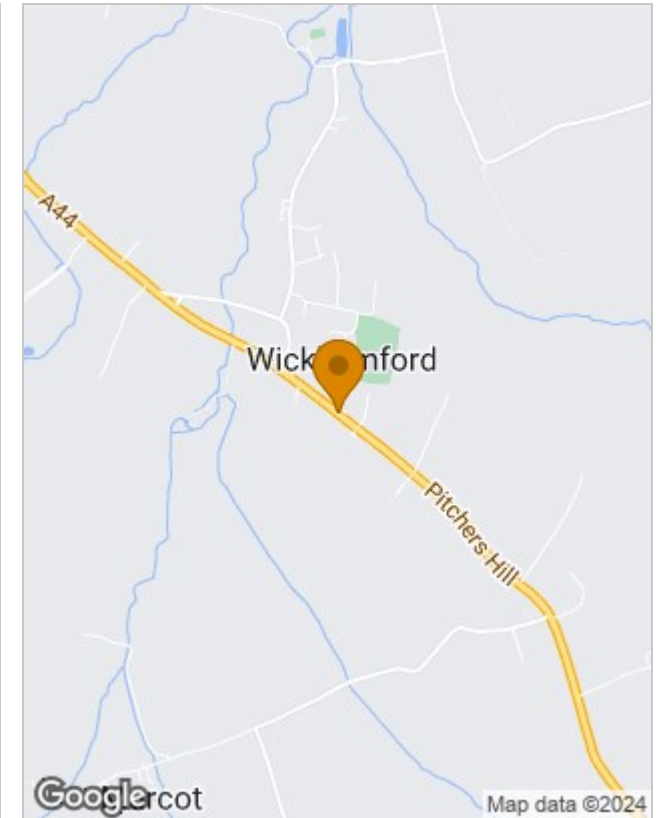
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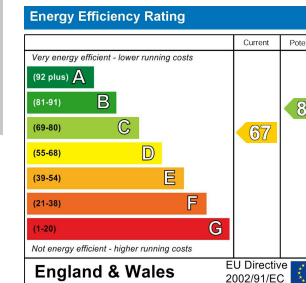
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Evesham Office on 01386 442929 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.