



7 Hawkes Piece, Evesham, WR11 8HW

Asking price £695,000

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CHRISTIAN  
LEWIS  
PROPERTY



Asking price £695,000

# 7 Hawkes Piece

Evesham, WR11 8HW

- Beautiful family home
- Three bathrooms
- Open aspect to the rear
- Small development
- Sought after village location
- Four bedrooms
- Double garage
- Parking
- The ideal family home
- Oak framed sunroom

An individually built home with a wonderful open aspect to the rear.

Situated within a small exclusive development, this custom-built family home gracefully overlooks open fields. Crafted from distinctive red brick resting upon an inviting stone plinth, this remarkable home resides within the intimate community of Hawkes Piece, Harvington. Offering an impressive \*2,300sqft\* of living space, its distinguished presence is immediately felt upon arrival at the gravelled driveway, exuding a sense of unparalleled quality and a distinct 'non-estate' feel.

Comprising just 5 homes, Hawkes Piece boasts ample parking, solar panels, underfloor heating, and a double garage. This exceptional property caters to a diverse range of prospective buyers.

The interior layout features an inviting entrance hall, a convenient w/c, a spacious double aspect living room adorned with a focal point log burner, a formal dining room, and a meticulously crafted kitchen complete with a bespoke island. Additionally, a utility room adds practicality to the living space. Notably, the owners have thoughtfully incorporated an oak-framed garden room, boasting underfloor heating and serving as a delightful year-round extension to the home.

Upstairs, four generously sized bedrooms await, two of which boast ensuite facilities, while a family bathroom caters to the needs of the household. The master suite is further enhanced by a spacious walk-in wardrobe. Outside, the rear garden offers a tranquil retreat, beautifully landscaped and predominantly laid to lawn, affording captivating views of the adjacent open fields.



## 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:** B







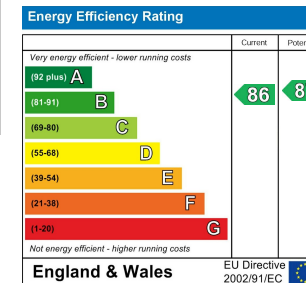
## Floor Plans



## 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.