



Orchard Close West Side, Evesham, WR11 8QP

Offers in excess of £675,000



CHRISTIAN  
LEWIS  
PROPERTY



# Orchard Close West Side

Evesham, WR11 8QP

- A beautiful renovated family home situated in a peaceful, village location
- Off road parking with single garage
- Five bedrooms
- Beautiful landscaped rear gardens, extremely private
- Some lovely finishes internally
- A stunning oak framed garden room overlooking private gardens
- A beautiful blend of old and new
- Four bathrooms
- A move in ready property, zero work required
- Must be viewed to appreciate the space and quality on offer

A super renovated home in a non estate position with a beautiful oak framed garden room.

Orchard Close is situated in West Side, North Littleton in the heart of this peaceful village. Having been remodelled and renovated by the current owners this wonderful home really does need to be viewed to appreciate the quality, position and space it has to offer. Spanning just under \*2,000sqft\* the current owners have left no stone unturned, offering flexible living and open plan living at its very best.

The property comprises of; hall, living room with featured double aspect log burner, a spacious kitchen/diner with central island leading through to a single storey oak garden room with glazing overlooking the private gardens, utility and downstairs shower room. Outside there is a landscaped east facing garden, ample parking and 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 E

EPC Rating: TBC

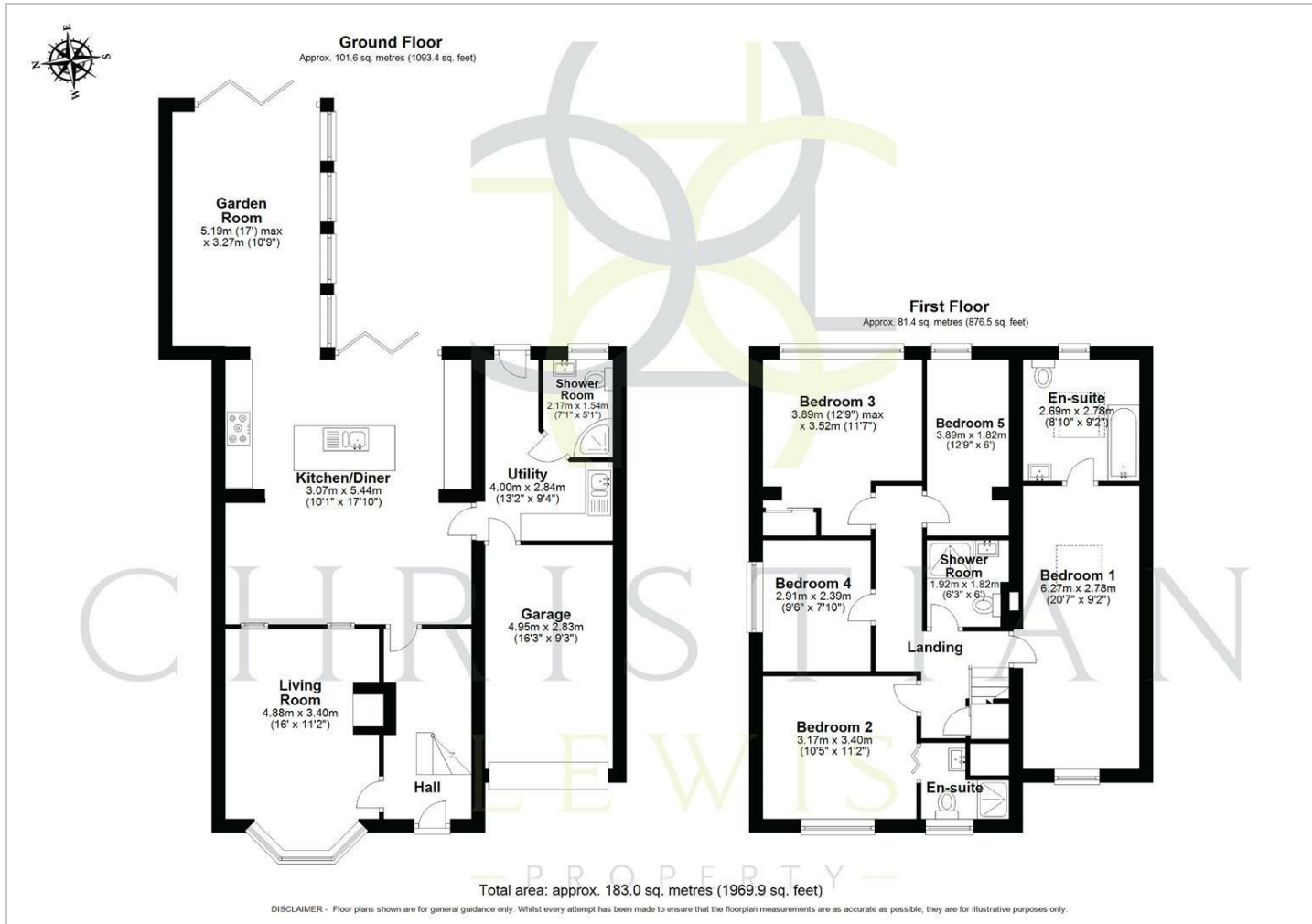




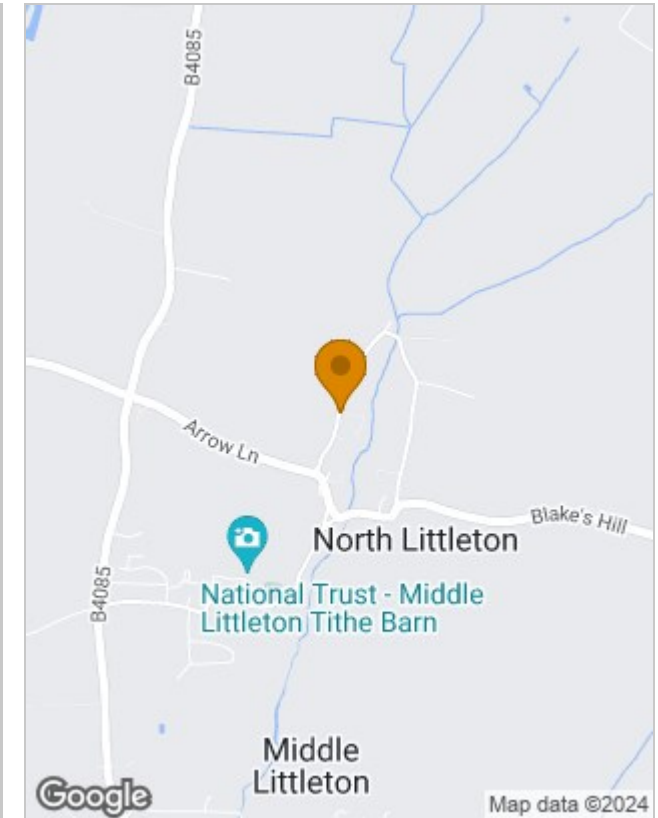


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## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## 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.