



1 Medway Road, Evesham, WR11 3FA

Offers over £500,000

 4  2  2  A





CHRISTIA  
LEWIS

# 1 Medway Road

Evesham, WR11 3FA

- A super detached family home situated on the highly sought after 'Cotswold Rise'
- Situated at the bottom of a no through road, right at the start of the development
- Energy rating A
- Four bedrooms, two bathrooms
- Conservatory
- Enhanced and upgraded after 'Cotswold Rise'
- A quality Bryant built home
- Detached double garage
- Must be viewed to appreciate the position, quality and space it has to offer
- Well stocked rear garden

A superb detached family home situated down the bottom of a private road, right at the start of this highly sought after development.

This beautifully upgraded, bespoke detached home is located in the prestigious 'Cotswold Rise' development. Upon entering through the oak-framed porch, you are greeted by a reception hallway featuring a stained glass door. From here, an oak staircase ascends to the first-floor landing, and doors provide access to the W.C., lounge, kitchen/diner, and conservatory.

The W.C. boasts contemporary fixtures and underfloor heating. The lounge offers wood flooring, a dual aspect view, and a feature fireplace, while the conservatory opens out onto the garden. The spacious kitchen/diner spans the depth of the house, also with dual aspect views. It includes a range of base and wall units, a sink with drainer, integrated appliances such as a steam oven, dishwasher, stove, and hob, and a breakfast bar.

On the first floor, the landing provides access to all four bedrooms. The main bedroom features an en-suite shower room equipped with a power shower and underfloor heating. The family bathroom also includes underfloor heating, a modern white suite with a power shower over the bath, a W.C., and a wash basin.

The property offers a driveway with space for several vehicles, leading to a double garage with a full-width, remote-controlled Hormann roller door that opens vertically. Solar PV panels, enhanced by recently installed SolarEdge micro-inverters for optimized output, benefit from the highest feed-in tariff rate. The rear garden features a patio area, a lawn bordered by mature shrubs, trees, and planting.



## Additional Information

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

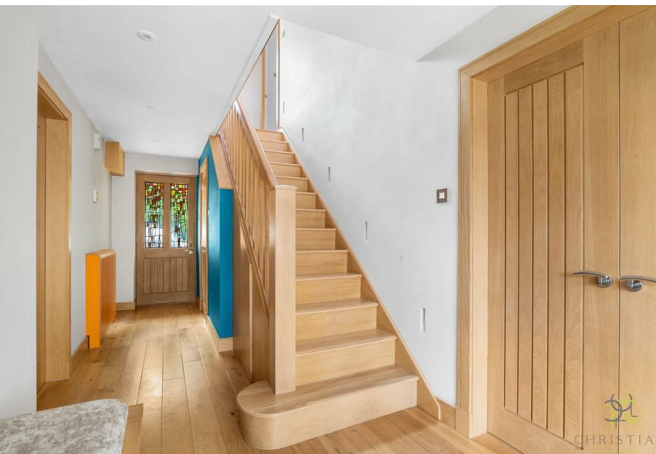
**Local Authority:** Wychavon District Council

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

**EPC Rating:** A

## Disclaimer

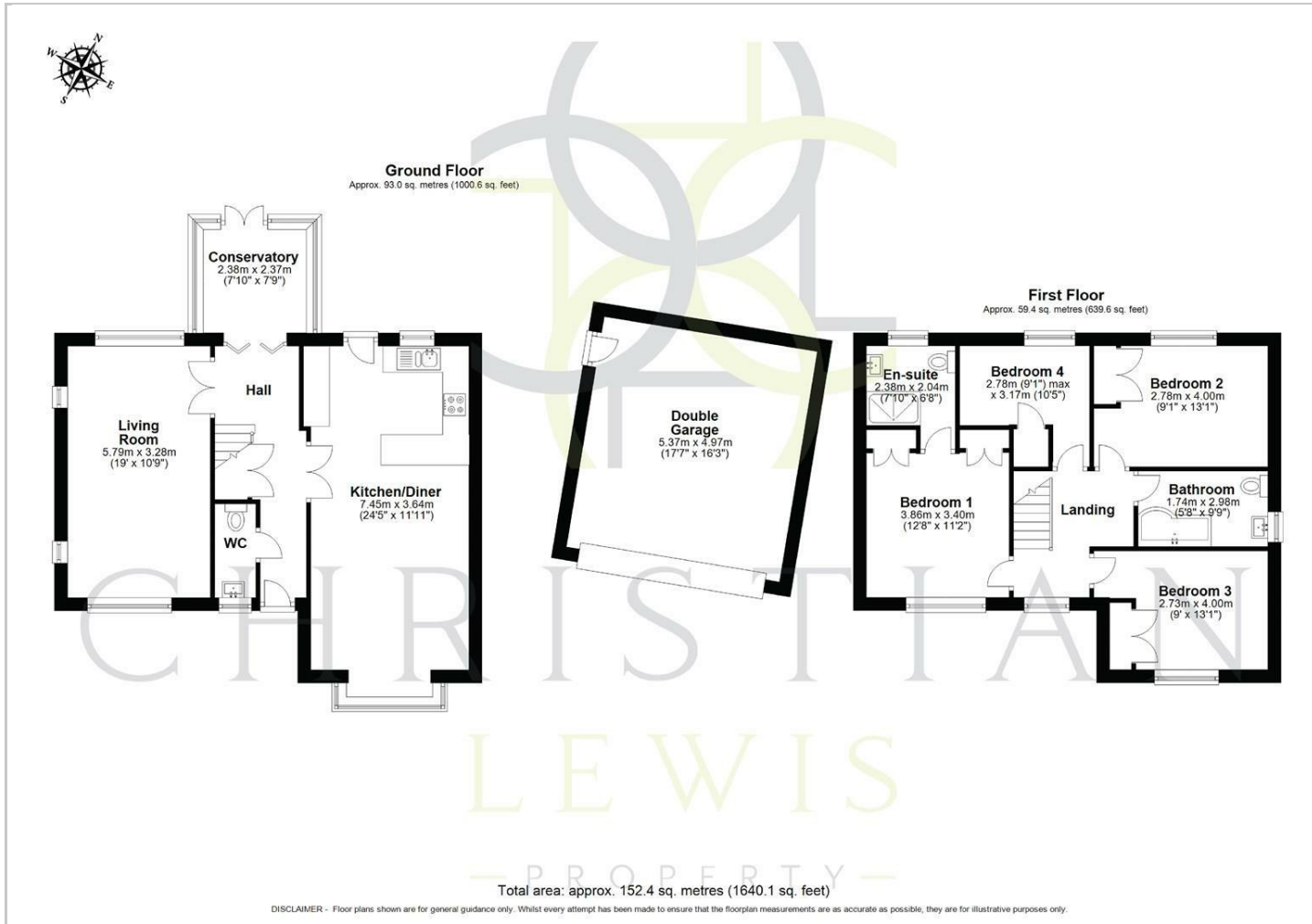
Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.







## Floor Plans



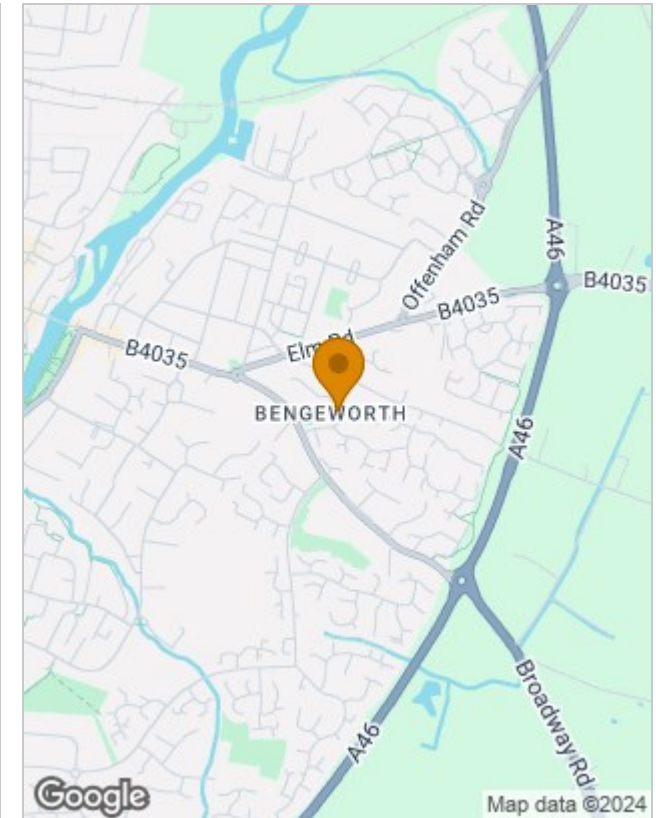
## Viewing

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.

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## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		93	95
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	