



34 Station Road, Bretforton, WR11 7HX

Guide price £625,000



CHRISTIAN
LEWIS
—PROPERTY—



34 Station Road

Bretforton, WR11 7HX

- A wonderful detached family home with ample parking
- Double garage
- Lovingly owned since new
- Some lovely features
- Highly regarded village
- Situated on Station Road with its 'non estate' position
- Three reception rooms plus four double bedrooms
- Master bedroom with ensuite and walk in wardrobe
- Must be viewed
- Modern, energy efficient home

An executive detached family home with double garage.

Nestled in the picturesque and highly sought-after village of Bretforton, this beautifully presented four-bedroom detached family home. Boasting two bathrooms, three versatile reception rooms, and a double garage, this property is perfect for modern family living. With gas central heating and double glazing throughout, it provides warmth and efficiency all year round. Upon arrival, a paved pathway leads to the front door, opening into a welcoming hallway that provides access to all principal ground floor rooms, including a convenient downstairs WC.

The home's three reception rooms offer a wealth of flexibility to suit a variety of needs. The sitting room, bathed in natural light, features large windows and doors opening onto the rear garden, creating a seamless connection to the outdoor space. The formal dining room, with its bay window, is ideal for hosting family meals and entertaining guests, while the third reception room—currently used as a playroom—also benefits from a bay window, making it a bright and airy space adaptable for use as a study, snug, or home office. At the heart of the home is the impressive breakfast kitchen, designed for both functionality and style.

Ascending to the first floor, the property boasts four well-proportioned bedrooms. The master suite is a true retreat, featuring a dedicated dressing area and a private ensuite shower room. The remaining three bedrooms share access to a stylish and spacious family bathroom. The front garden is beautifully enclosed by elegant wrought iron estate fencing, enhancing the home's charming kerb appeal. To the rear, the private and well-stocked garden is primarily laid to lawn. For added practicality, there is pedestrian access to the double garage, which is equipped with power, lighting, and valuable eaves storage, ensuring ample space for vehicles and additional belongings.



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Additional Information

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

Local Authority: Wychavon

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

EPC Rating: C

Disclaimer

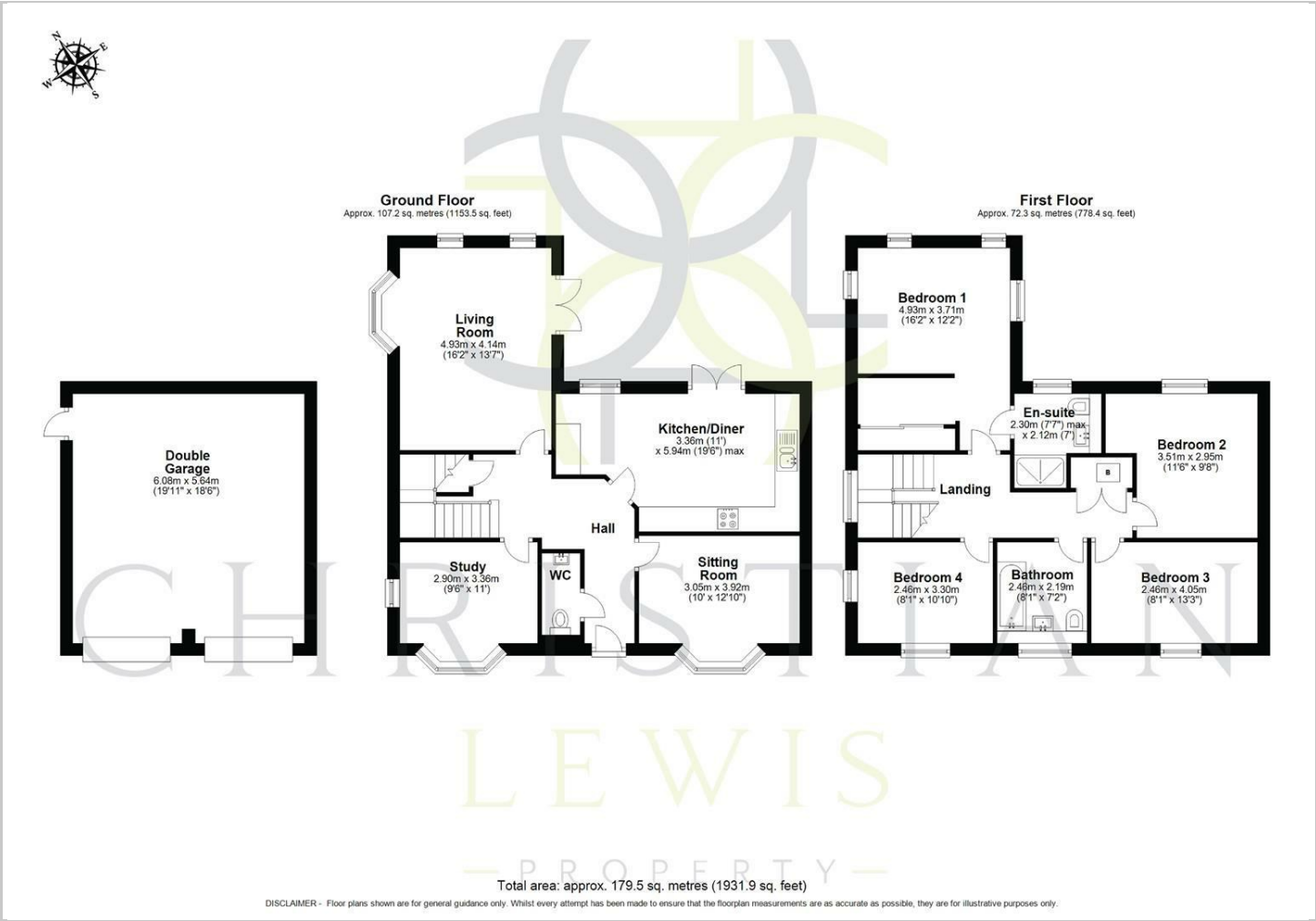
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CHRISTIA
LEWIS

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.

Location Map



Energy Performance Graph

