



8 Churchill Road, Evesham, WR11 7UQ

Guide price £339,000



CHRISTIAN  
LEWIS  
PROPERTY



# 8 Churchill Road

Evesham, WR11 7UQ

- Three bedroom traditional home
- Highly regarded village of Sedgeberrow
- Log burner
- Single garage and parking
- Rear garden
- Scope to extend (STPP)

## An Impressive and Versatile Family Home in the Heart of Sedgeberrow

Nestled at the end of a quiet no-through road in the highly desirable village of Sedgeberrow, this beautifully maintained and deceptively spacious family home offers over 1,300 sq ft of well-proportioned and flexible accommodation, perfect for modern family living.

Thoughtfully cared for over the years, the property boasts a welcoming layout that begins with a practical porch leading into a central entrance hall. The ground floor features a charming dining room ideal for entertaining or family meals, and a generous dual-aspect sitting room, complete with a feature log burner that creates a cosy focal point. The well-appointed kitchen provides ample storage and worktop space, catering to both everyday needs and culinary creativity.

In addition, the property benefits from a large attached garage/workshop, offering excellent storage or potential for conversion, subject to the necessary planning permissions (STPP).

Upstairs, you will find three well-proportioned bedrooms, all filled with natural light, along with a family bathroom. The home also features a fully fitted attic, providing valuable extra space—perfect for a home office, hobby room, or additional storage.

Externally, the property enjoys mature and well-established front and rear gardens. The rear garden is mainly laid to lawn with a greenhouse and shed. The front garden enhances the home's kerb appeal, while off-road parking adds everyday convenience.

This property also offers exciting scope for further development or extension (STPP), making it an ideal long-term investment for growing families or those seeking a peaceful village lifestyle with potential.



## Additional Information

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

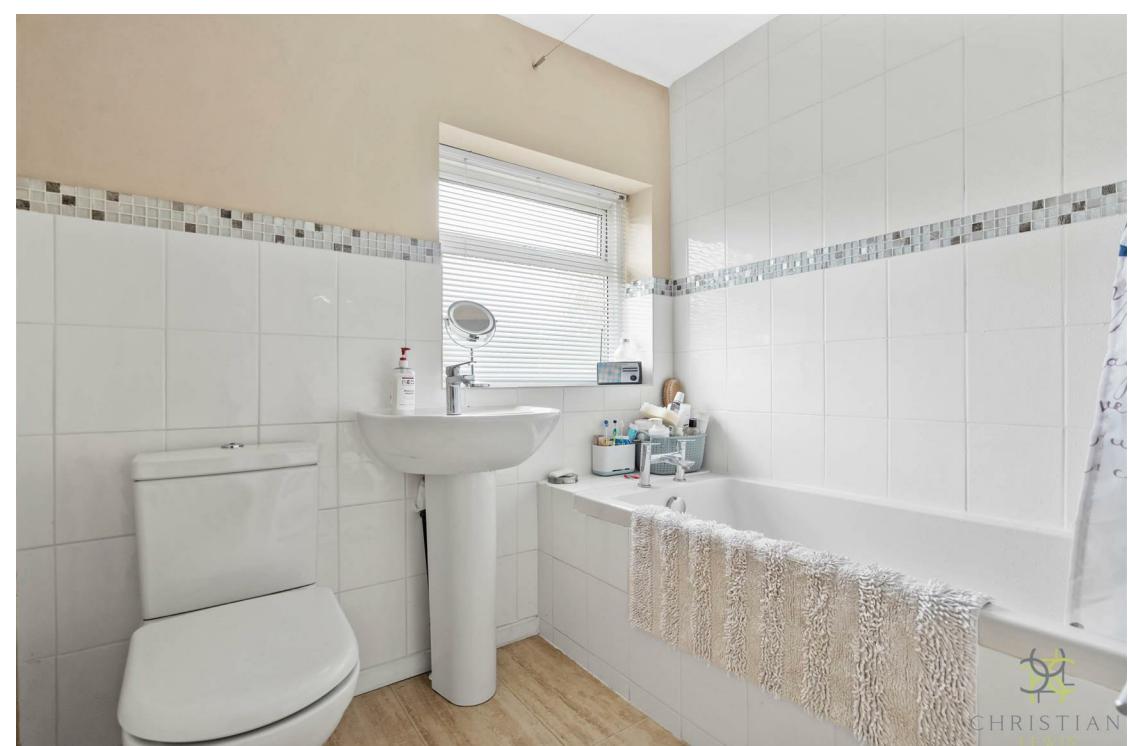
**Local Authority:** Wychavon District Council

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

**EPC Rating:** E

## Disclaimer

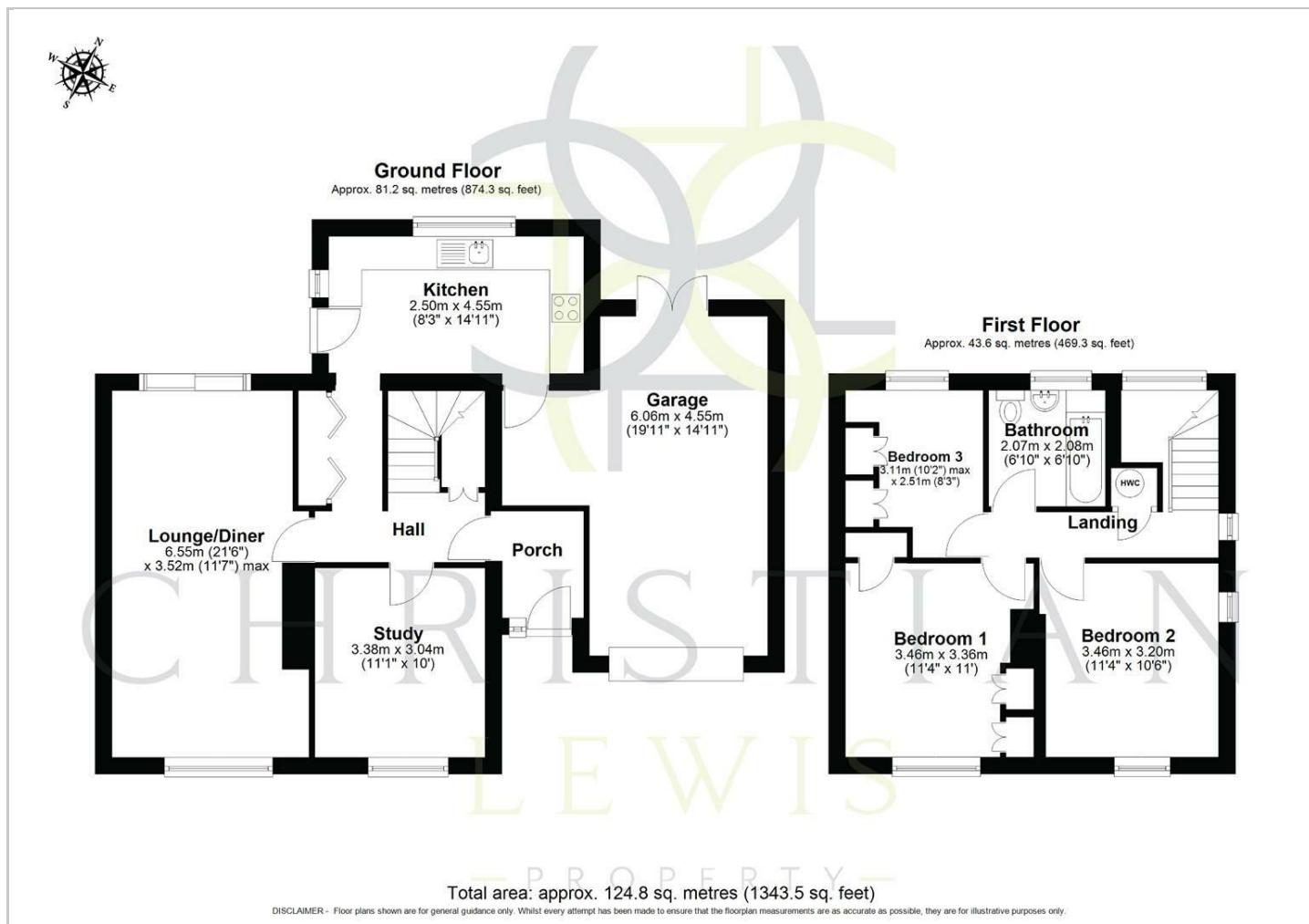
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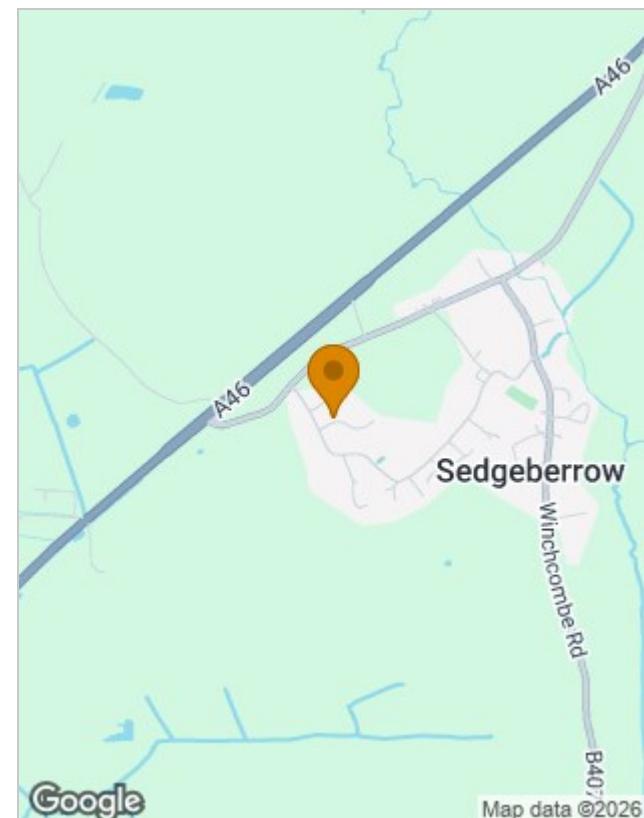


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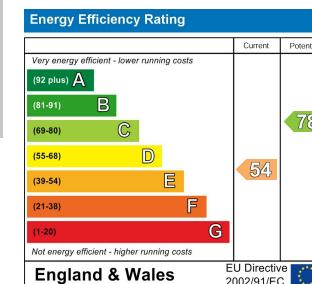
## Floor Plans



## 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.