



31 Christ Church Way, Evesham, WR11 2BH

Offers in excess of £375,000

4 2 1 B



CHRISTIE
LEWIS

31 Christ Church Way

Evesham, WR11 2BH

- Show home condition
- Offering flexible and versatile accommodation
- Private rear garden
- Detached
- Parking plus single garage
- Highly popular development

A SHOW HOME CONDITION BLOOR HOME SITUATED IN A WONDERFUL POSITION ON THIS HIGHLY REGARDED DEVELOPMENT

An exceptional opportunity to acquire a beautifully presented Bloor home, thoughtfully upgraded and fastidiously maintained by its current owners. With an impressive internal footprint in excess of 1,400 square feet, this substantial residence offers a flexible and well-designed layout, perfectly suited to a variety of lifestyles — from growing families needing extra bedrooms, to professionals seeking dedicated space for home working, or those who love to entertain in style. Combining elegant design, contemporary comfort, and generous proportions, this is a home that effortlessly stands out from the rest.

The moment you step through the front door of Christ Church Way, you are greeted by an immediate sense of space, light, and quality. Every element of its presentation reflects the care and attention invested in creating a truly special home. This is not simply a standard example of a Bloor property — it is a refined, enhanced, and individually tailored version, where thoughtful upgrades and impeccable finishes can be found throughout.

The property offers a versatile layout that can be easily adapted to suit a variety of lifestyles, whether you need additional bedrooms, home offices, or extra reception space.

The ground floor comprises a welcoming entrance hall, a spacious dining/living room, a well-appointed kitchen/breakfast room, and a convenient W/C. On the first floor, there are two generously sized rooms that can be used as bedrooms or reception rooms, along with a family bathroom. The second floor features two further double bedrooms and a shower room, creating an ideal arrangement for families or those requiring guest accommodation.

Externally, the property benefits from a driveway providing parking for multiple vehicles, a single garage for secure storage, and a private rear garden offering a peaceful outdoor retreat.



Additional Information

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

Local Authority: Wychavon

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

EPC Rating: B

Estate charges apply

Disclaimer

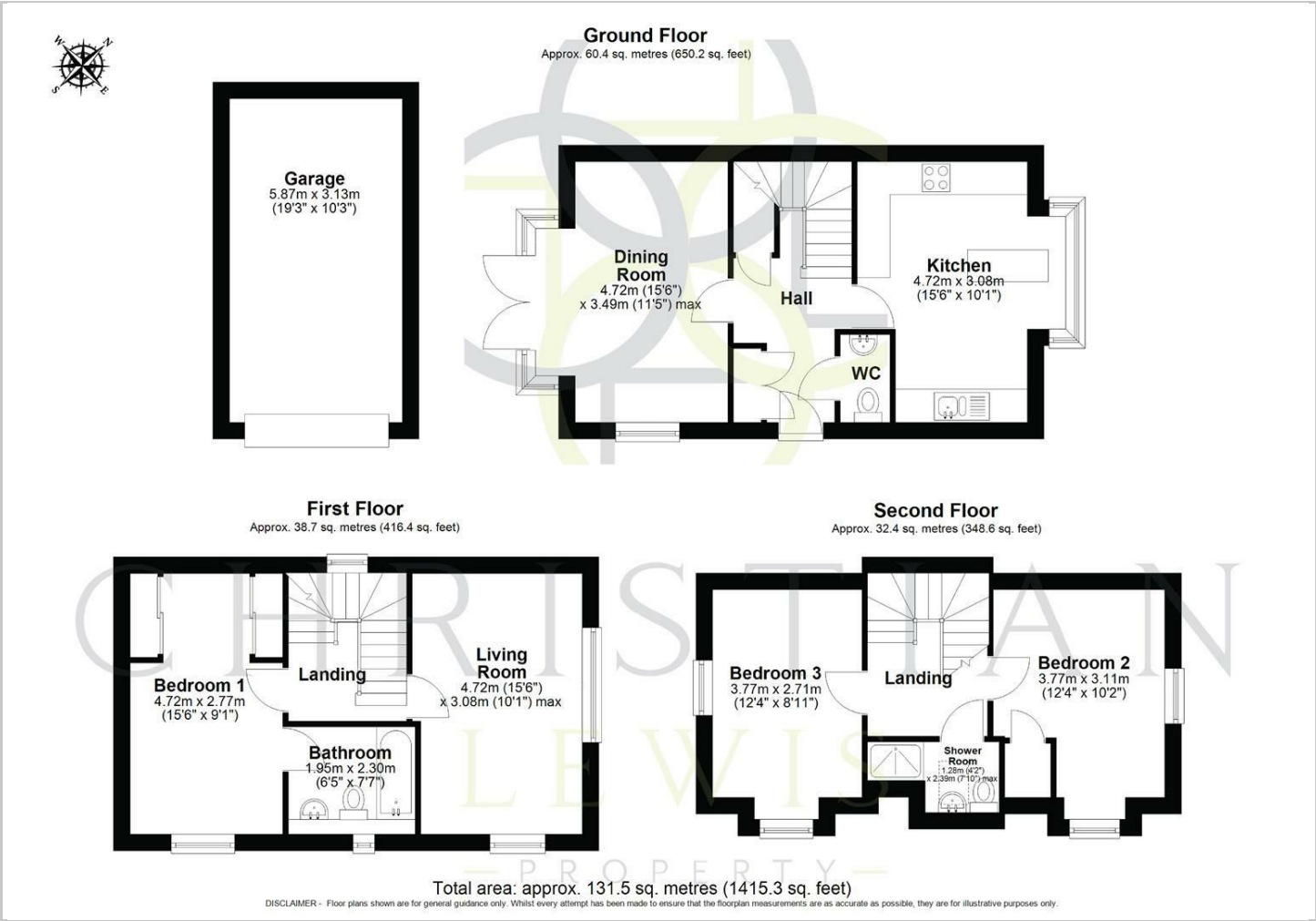
Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained 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.



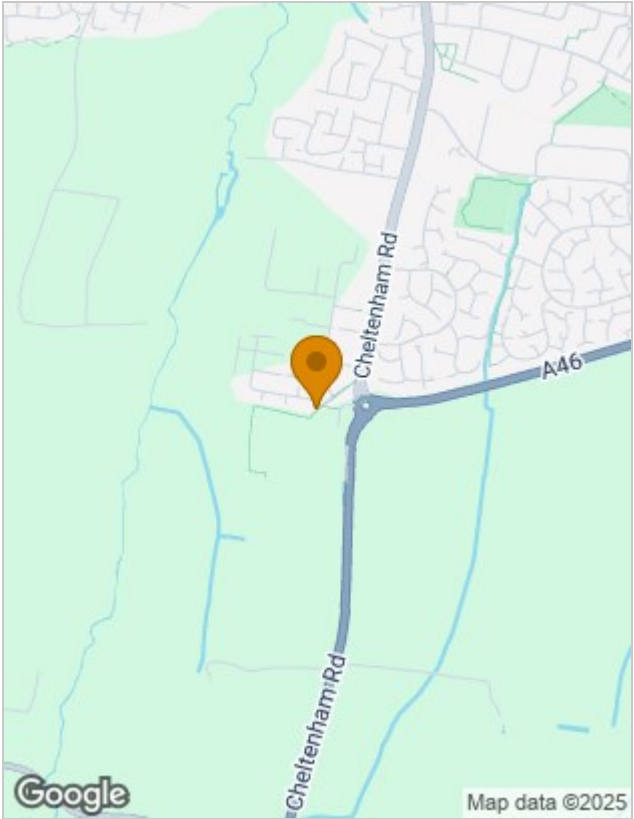




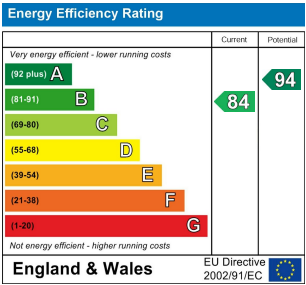
Floor Plans



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.