



6 Bevans Lane, Evesham, WR11 2QY

Offers in the region of £400,000



CHRISTIAN  
LEWIS  
PROPERTY



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# 6 Bevans Lane

Evesham, WR11 2QY

- A three bedroom rural property
- Large gardens
- Parking
- Extended
- Must be viewed
- Rural living at its best

Set within the heart of an idyllic village and enjoying far-reaching countryside views, this beautifully presented and thoughtfully enhanced family home offers the perfect blend of modern living and rural charm. With a generous landscaped rear garden, versatile living spaces, and a high-quality finish throughout, this is a home designed for both comfort and entertaining.

As you arrive, the property makes an immediate impression with its attractive fore garden and sizeable driveway, providing ample parking for several vehicles, as well as access to the garage and welcoming front entrance.

Inside, the ground floor is both stylish and practical. A welcoming entrance hall leads into a bright and spacious living room, centred around a cosy log burner – the ideal space for relaxing evenings. The true heart of the home lies in the contemporary open-plan kitchen, dining and family area. Designed with modern living in mind, this space boasts sleek fittings and an abundance of natural light, with impressive bi-folding doors that open directly onto the garden, creating a seamless connection between indoors and outdoors.

Upstairs, the property continues to impress with a light and airy landing that gives access to three well-proportioned bedrooms, each thoughtfully presented. The luxurious family bathroom has been finished to a high standard, offering both style and comfort.

The home also benefits from double glazing throughout and an air conditioning unit, ensuring comfort in every season.

To the rear, the garden is a true highlight. Expansive, private and backing directly onto open countryside, it provides a wonderful setting for family life, summer gatherings or simply unwinding in a peaceful rural setting.

This superb home perfectly combines modern convenience with village charm, making it an outstanding choice for families seeking space, style and an enviable location.



## Additional Information

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

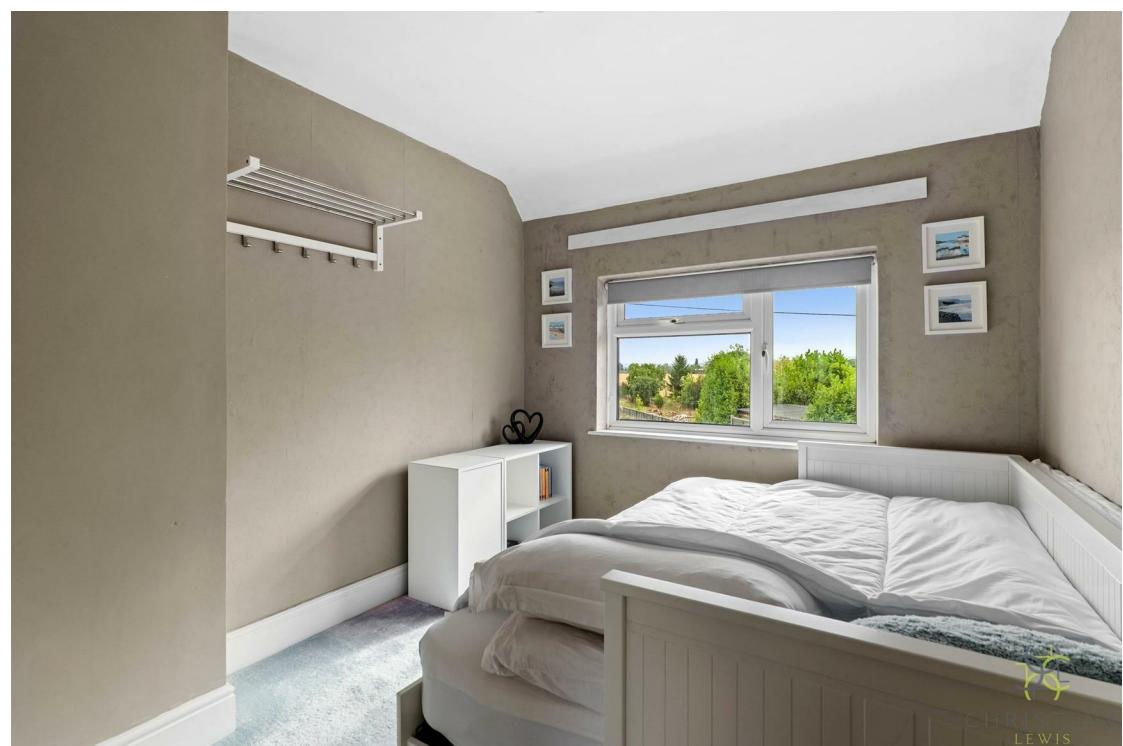
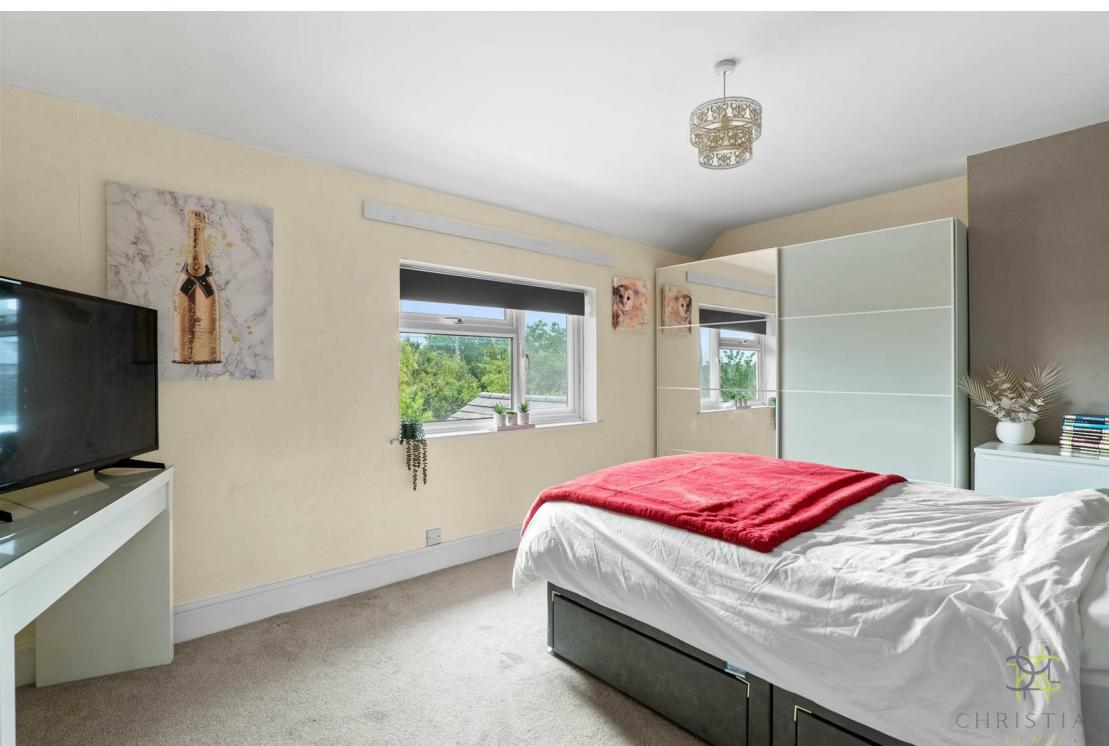
**Local Authority:** Wychavon

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

**EPC Rating:** E

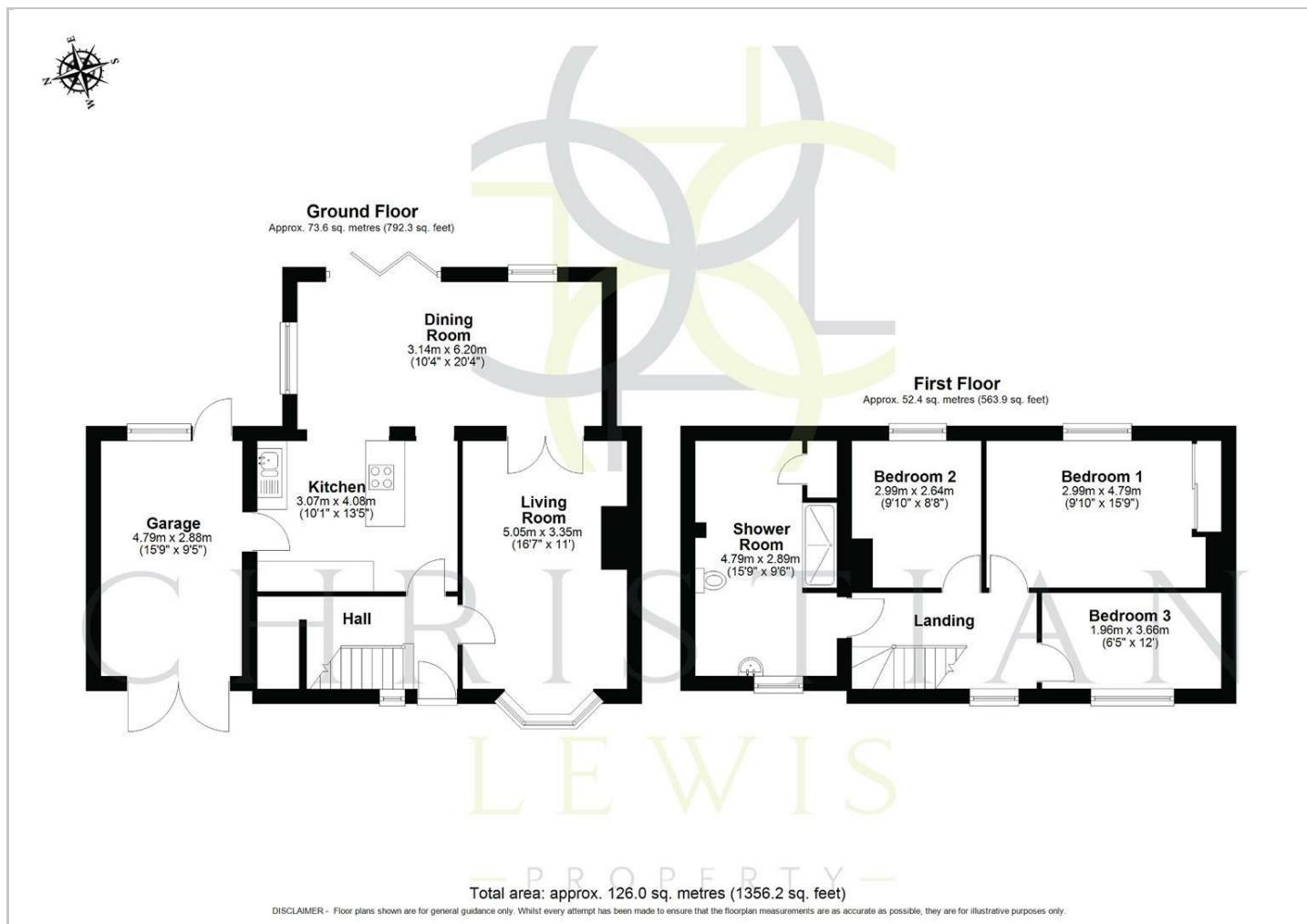
## Disclaimer

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.





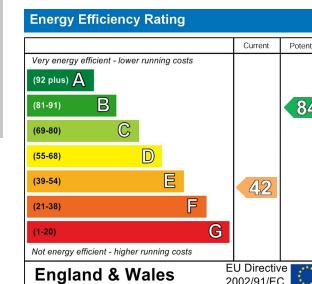
## Floor Plans



## 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.