



**7 Larkspur Drive**

Evesham, WR11 2NJ

**Andrew Grant**

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**5 Bedrooms   2 Bathrooms   3 Reception Rooms**

Extended detached family home in desirable Thistledown, offering versatile living spaces, five bedrooms, exceptional garden, generous parking and double garage.

- This home features generous and well appointed accommodation across five double bedrooms and multiple reception areas
- Open plan kitchen/dining room with adjacent utility, plus feature family room and office
- Superb rear garden provides a wide lawn, well-established borders and a paved sun terrace for relaxation and entertaining
- Ample parking on the generous frontage with an EV charging point and electric double garage for secure storage and vehicles
- Situated in a popular Thistledown residential area of Evesham within easy reach of amenities, schools and transport links

Set within a generous corner plot in the sought-after Thistledown area of Evesham, this handsome home offers well appointed and extended accommodation over two floors. The living spaces include a living room, family room, office and open plan kitchen dining room with adjoining utility and cloakroom. Upstairs, five bedrooms are served by a redesigned family bathroom and an en suite to the main bedroom. The property is approached over a wide driveway providing extensive parking and access to the double garage while the rear garden is beautifully kept with lawn and terrace.

**1939 sq ft (180.1 sq m)**





## The kitchen

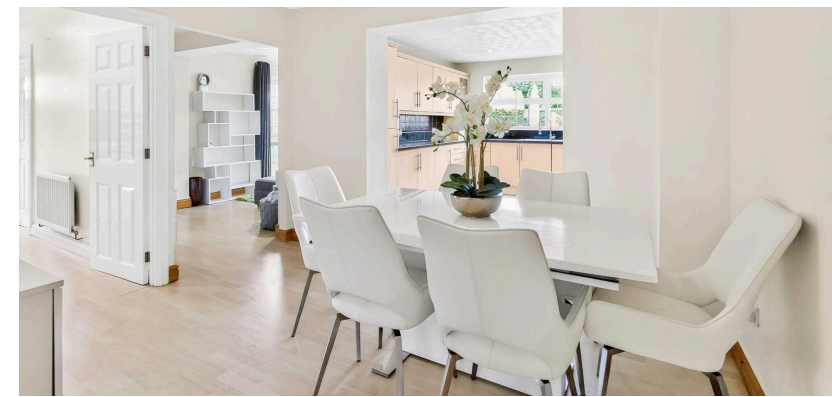
At the heart of the home, the well equipped kitchen is designed for everyday cooking and family gatherings. It offers extensive cupboards and work surfaces with space for a range style cooker beneath an extractor and includes an integrated dishwasher, fridge and freezer plus a single drainer sink with mixer tap. The layout flows directly into the dining area, which connects conveniently to the utility room for laundry and storage.





## The dining room

Beside the kitchen, the dining area accommodates family meals and social occasions with ease. Defined within the open plan layout, the space allows room for a large table and chairs while maintaining an easy connection to food preparation, with convenient access to the utility room. Its position encourages conversation with those in the kitchen and provides a relaxed setting for everyday dining and entertaining.





## The living room

The living room provides a welcoming setting for relaxation and entertaining. Its character is enhanced by a double glazed bay window overlooking the frontage, while an additional side window brings in further natural light. Doors lead through to the dining room, office and hallway, ensuring effortless flow between the principal rooms.





## The family room

This versatile family room offers an informal retreat for enjoying television or time together. Twin glazed doors open directly onto the rear garden, creating an inviting transition to the outdoor terrace. A further window adds openness and its position away from the main living areas makes it ideal for quiet evenings or separate hobbies.



## The office

Designed as a dedicated workspace, the office provides a quiet environment for work or study. Twin doors open onto the rear garden, allowing fresh air and natural light. Ample fitted storage and work surface space help keep the area organised, and a door links back into the living room for ease of access.



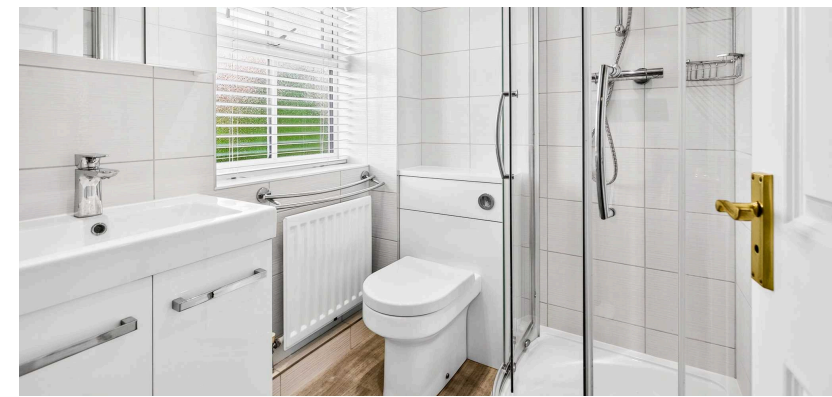
## The utility and cloakroom

Serving everyday household needs, the utility and cloakroom are positioned off the kitchen. The utility is equipped with cupboards, work surfaces and plumbing for a washing machine, and a glazed door leads out to the rear garden. Adjacent lies a modern cloakroom with low level WC and wash basin, ideal for guests and busy families. Together they keep laundry and practicalities separate from the main living spaces.



## The primary bedroom and en suite

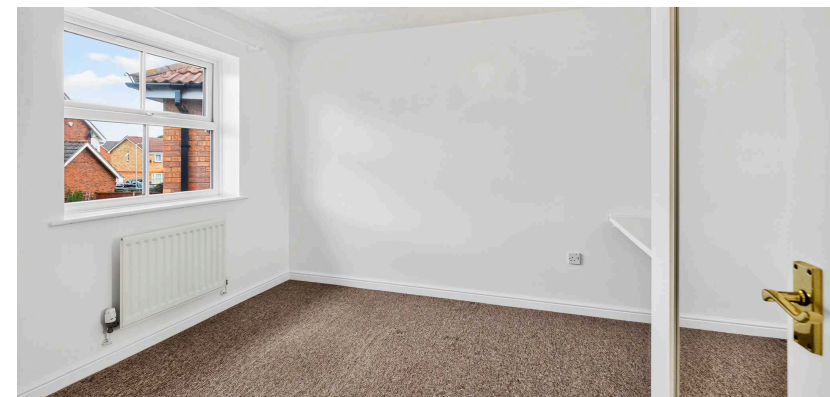
The primary bedroom is a generous retreat enjoying a front-facing aspect. A range of fitted wardrobes with sliding mirrored doors provides ample storage without encroaching on the floor area. Its en suite features a modern white suite with low level WC, wash basin and a corner shower under inset spotlights. Together, the bedroom and en suite offer a private sanctuary away from the hub of the home.





## The second bedroom

The second bedroom makes a comfortable space for family or overnight guests. It benefits from a fitted double wardrobe for clothes and storage. A rear-facing window provides a pleasant outlook over the garden and the room is well proportioned for a double bed and furnishings.





## The third and fourth bedroom

The third bedroom, currently used as storage, offers flexible accommodation that could serve as a child's room or hobby room. It has a front-facing window and its layout will comfortably accommodate a bed and additional furnishings. Another good-sized room, the fourth bedroom is positioned to the rear of the home and enjoys garden views and is ready for personalisation.



## The fifth bedroom

The fifth bedroom completes the sleeping accommodation and provides a generous double bedroom. A window to the front aspect brings in the external outlook, while the well proportioned layout offers ample space for bedroom furniture.



## The bathroom

The family bathroom has been redesigned to offer a relaxing environment for daily routines. Its modern suite includes a low level WC, wash basin and a panel bath with tiled surround alongside a separate walk-in shower enclosure featuring a multi head rainfall shower. High quality fixtures ensure a sleek look and provide both bathing and showering options for the household.



## The garden

A generous rear garden complements the home and provides ample space for outdoor enjoyment. It features a wide lawn bordered by well established shrubs and pathways that invite exploration. A paved sun terrace creates the perfect spot for alfresco dining and relaxation. Accessed via gated side entry and doors from the house, this thoughtfully designed space ensures room to play, garden or entertain.





## The driveway and parking

To the front, extensive parking accommodates multiple vehicles and provides convenient access to the home. An EV charging point is ready for electric vehicles while the wide driveway leads to a double garage fitted with electric roll-up doors, power and lighting. This generous frontage sits within a corner plot and gives side access to the rear garden for ease of maintenance.

## Location

The property lies within the Thistledown area of Evesham, a well regarded and family-friendly neighbourhood. Evesham itself is a historic market town situated on the River Avon and offers a variety of shops, supermarkets and independent retailers alongside cafés, pubs and restaurants. There is a selection of local schools, both primary and secondary, catering for different age groups. Residents also enjoy access to parks and recreational facilities and there are convenient road connections to the surrounding Cotswold towns and to larger centres such as Worcester and Cheltenham. Regular bus and rail services provide commuter options beyond the town.

## Services

The property benefits from mains gas, electricity, water and drainage.

Broadband Speed: Ultrafast broadband available. Download speeds up to 5500 Mbps and upload speeds up to 5500 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from Vodafone, Three, O2 and EE (source: Ofcom checker).

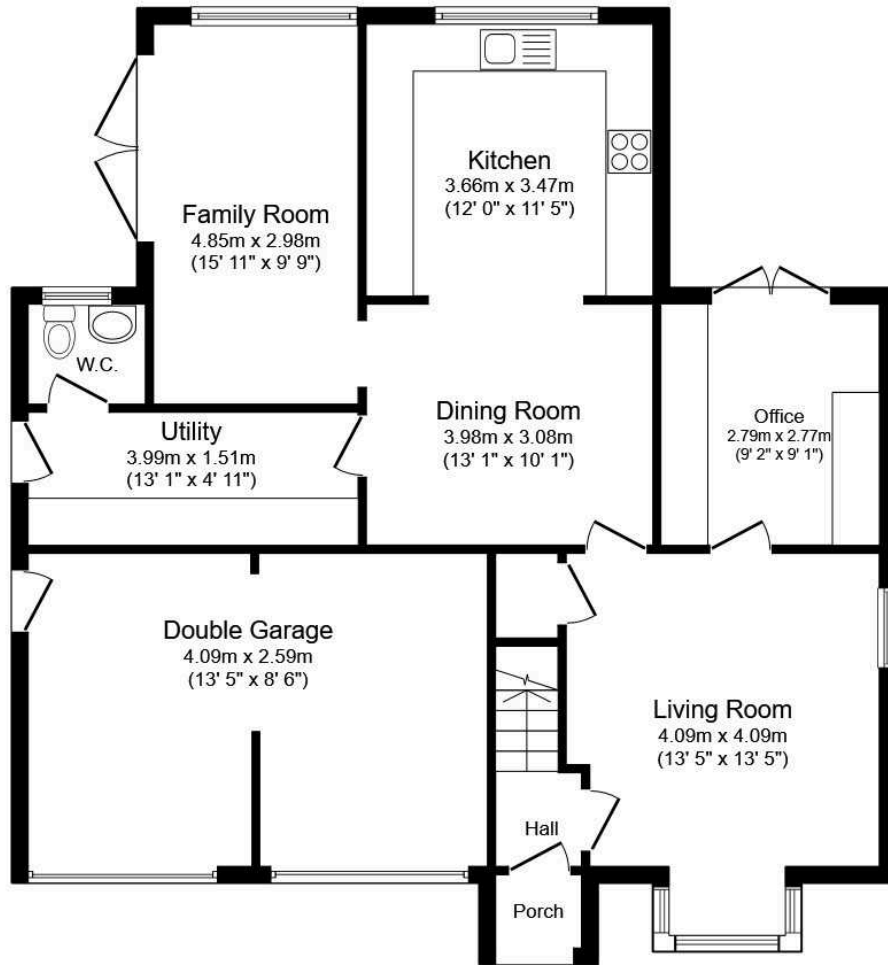
Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding. Surface water flooding is predicted to increase to low risk between the years 2040 and 2060.

## Council Tax

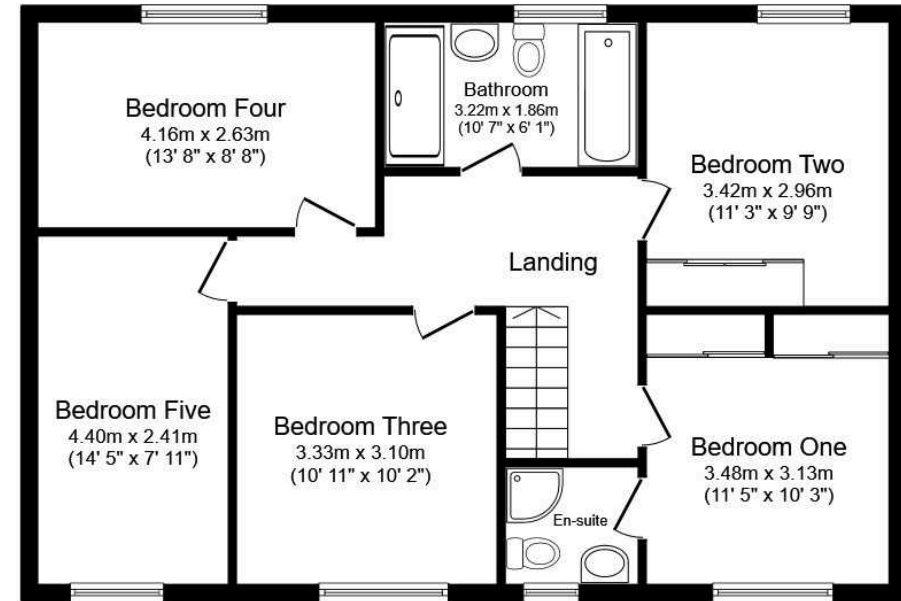
The Council Tax for this property is Band E.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Ground Floor**



**First Floor**

Total floor area 180.1 sq.m. (1,939 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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