



5 Bretforton Road, Evesham, WR11 7XG

Guide price £600,000

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# 5 Bretforton Road

Evesham, WR11 7XG

- A substantial period property offering a vast amount of living space
- Large workshop plus annexe potential
- Large driveway with in and out driveway
- Huge potential to redevelop the plot
- Five bedrooms, two bathrooms
- Must be viewed

AN IMPOSING FAMILY HOME LOCATED ON A LARGE PLOT WITH SCOPE TO EXTEND OR WITH POTENTIAL DEVELOPMENT OPTIONS

An exceptional opportunity to acquire a substantial period residence offering extensive and versatile accommodation arranged over three floors. Carefully extended, maintained, and cherished by the current owners for many years, this impressive home is best appreciated through an in-person viewing. No. 5 sits well back from the road and benefits from ample parking, including an attractive in-and-out driveway.

The ground floor comprises a welcoming entrance hall, two spacious reception rooms featuring cast-iron fireplaces, and a bespoke handmade kitchen that opens into a dining area complete with a log burner. Additional ground-floor amenities include a utility room, boot room, and guest W.C.

The first floor offers four bedrooms, including a principal bedroom with an en-suite, along with a well-appointed family bathroom. The second floor provides a further bedroom or playroom, offering excellent flexibility.

One of the standout features of this remarkable family home is its extensive external space. The property benefits from a sizeable home office that could be adapted into a self-contained annexe (subject to permissions), as well as a substantial brick-built workshop—ideal for hobbies or for secure storage of tools and equipment. The generous plot offers significant potential for further development, subject to the necessary planning consents.



## Additional Information

Tenure: Freehold

Local Authority: Wychavon District Council

Council Tax Band: D

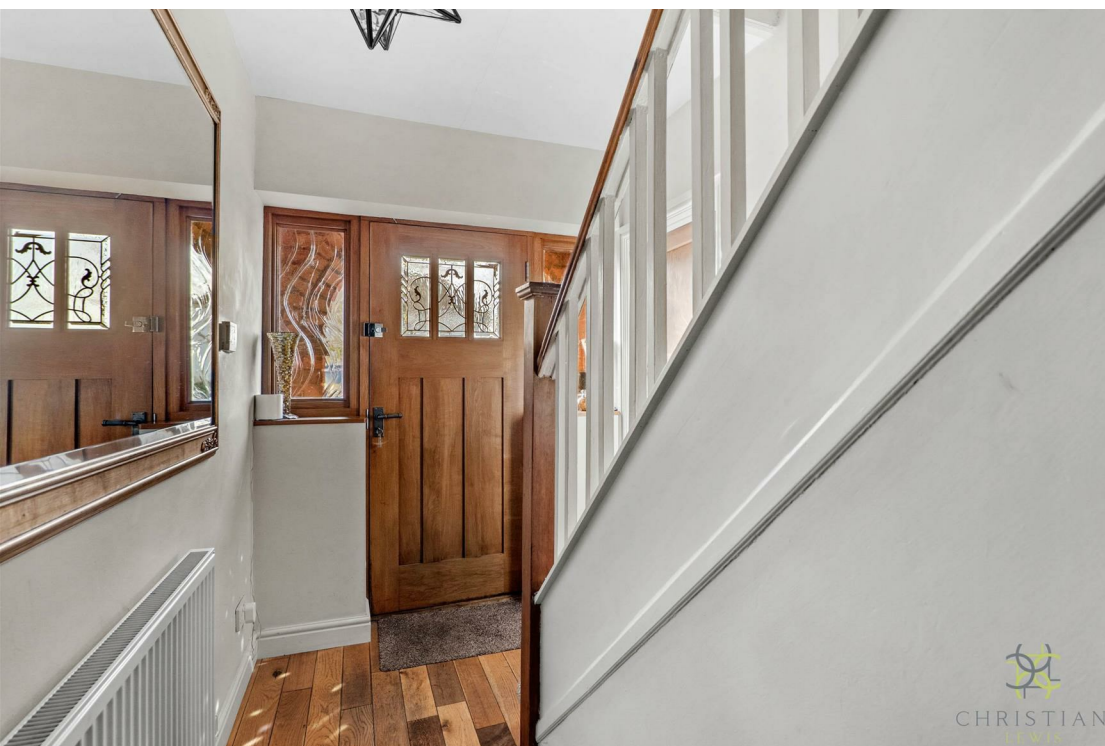
EPC Rating: D

## Disclaimer

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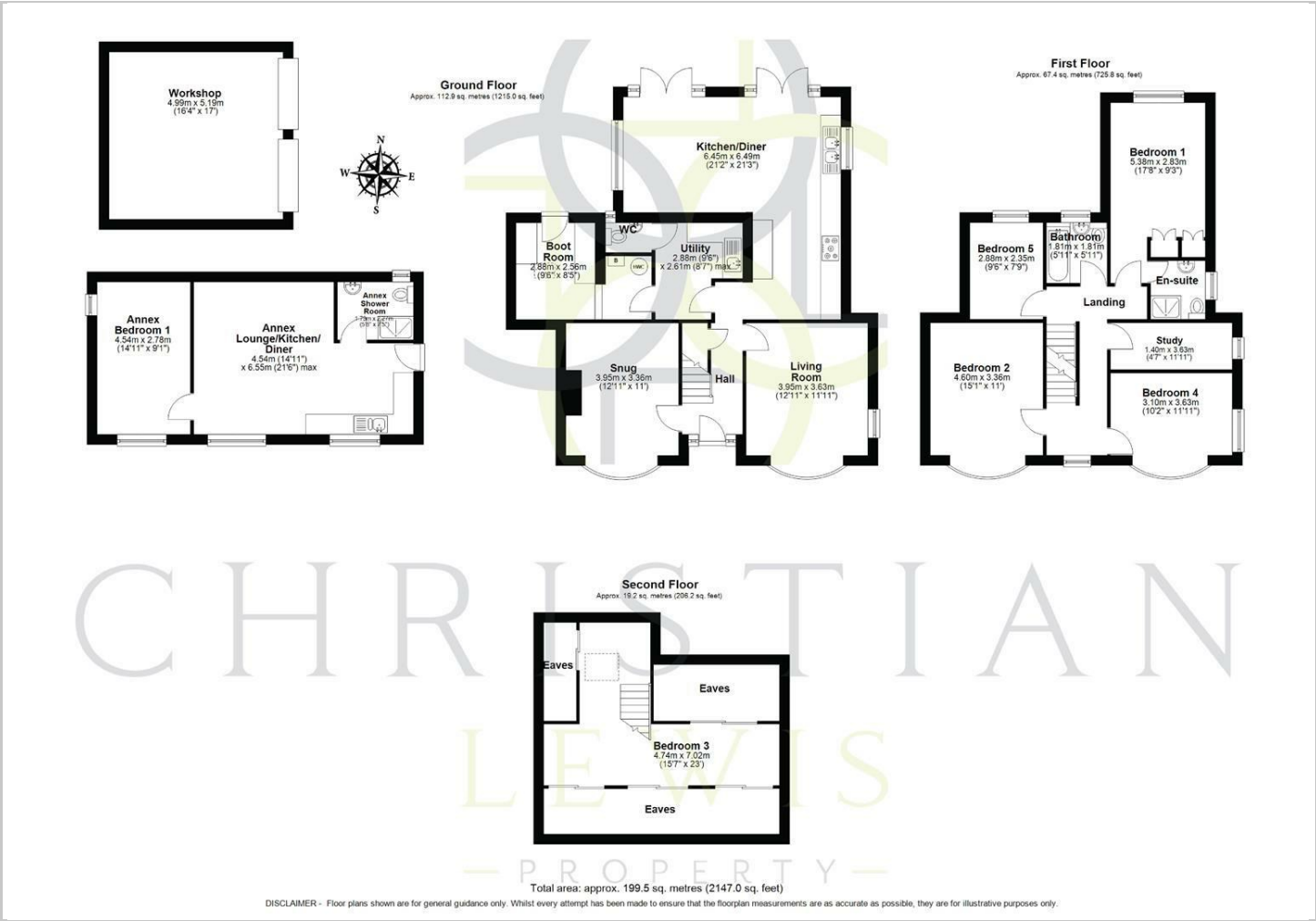




SAMSUNG



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.

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Location Map



Energy Performance Graph

