



1 Kingshurst Gardens, Evesham, WR11 7AR

Guide price £750,000

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LEWIS

# 1 Kingshurst Gardens

Evesham, WR11 7AR

- A fabulous arts and craft modern property
- Beautiful enviable corner plot
- It must be viewed in person to truly appreciate the size, plot and quality it has to offer
- Ample parking plus detached double garage
- Five bedrooms, four bathrooms
- Quality fixtures and fittings throughout

\*\*\* MOTIVATED VENDOR - PRICED TO SELL \*\*\*

A distinctive and unique arts and crafts home with just shy of 3,000 sq ft of elegant accommodation.

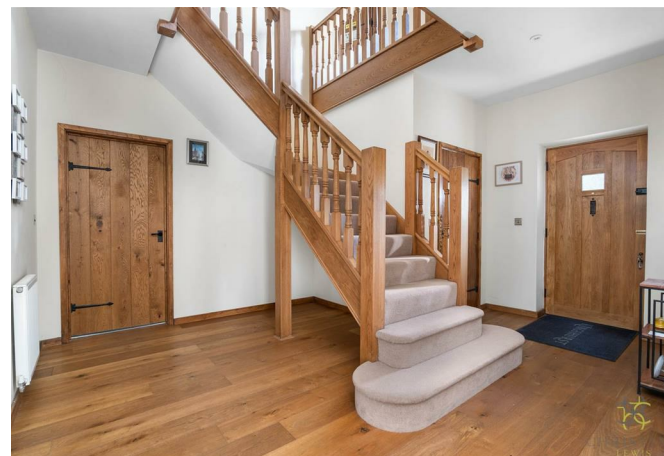
Positioned within the highly sought-after Kingshurst Gardens, this exceptional detached residence embodies the timeless charm of the Arts and Crafts movement. Spanning just shy of 3,000 sq ft, the property combines period-inspired craftsmanship with modern comfort, all set beneath an elegant thatched roof.

Occupying a prominent corner plot, the home is framed by beautifully landscaped gardens and enjoys a south-facing aspect, ensuring an abundance of natural light. A welcoming entrance hall leads to the main reception rooms, including a generously proportioned, dual-aspect sitting room with an upgraded gas fireplace — perfect for cosy evenings — and a formal dining room ideal for hosting larger gatherings. The heart of the home is the stylish kitchen/breakfast room, fitted with high-quality Bosch appliances, Caldeira work surfaces, and a seamless blend of practicality and aesthetics. A utility room, cloakroom, and galleried landing further enhance the ground-floor layout.

Upstairs, the sense of space continues with a master bedroom complete with a luxurious en-suite shower room, plus four additional bedrooms — two of which also feature en-suite facilities — alongside a well-appointed family bathroom and a study. High ceilings of 10ft, elegant oak flooring on the ground floor, and ornate coving add to the home's refined character.

The south-facing, part-walled rear garden has been thoughtfully landscaped to provide privacy and year-round appeal. Principally laid to lawn with mature herbaceous borders, it also offers an expansive paved terrace running the full length of the house — ideal for alfresco dining and summer entertaining.

A detached double garage with power, lighting, and loft storage (accessible via a pull-down ladder) sits to the side, accompanied by generous driveway parking for multiple vehicles.



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## Kingshurst Gardens & Badsey

Kingshurst Gardens is an exclusive development of 27 individually designed homes nestled on the edge of the Cotswolds, within the charming village of Badsey. Surrounded by five acres of landscaped grounds and mature trees, the development blends traditional character with modern living, offering a private and tranquil retreat from the bustle of city life. Just moments from open countryside and rolling hills, residents can enjoy the natural beauty of England's largest Area of Outstanding Natural Beauty, with its timeless villages, historic landmarks, and scenic footpaths right on their doorstep.

Situated in the heart of Worcestershire, Badsey is a thriving village community just two miles east of Evesham and a short drive from Broadway and Stratford-upon-Avon. The village itself offers a range of amenities including a primary school, church, village store, butcher, and two welcoming pubs. With easy access to mainline rail links at Evesham and Honeybourne, both within ten minutes by car, and regular bus routes to nearby towns, Badsey combines the best of countryside charm with practical connectivity, making it an ideal location for families, commuters, and those seeking a peaceful rural lifestyle.

## 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.

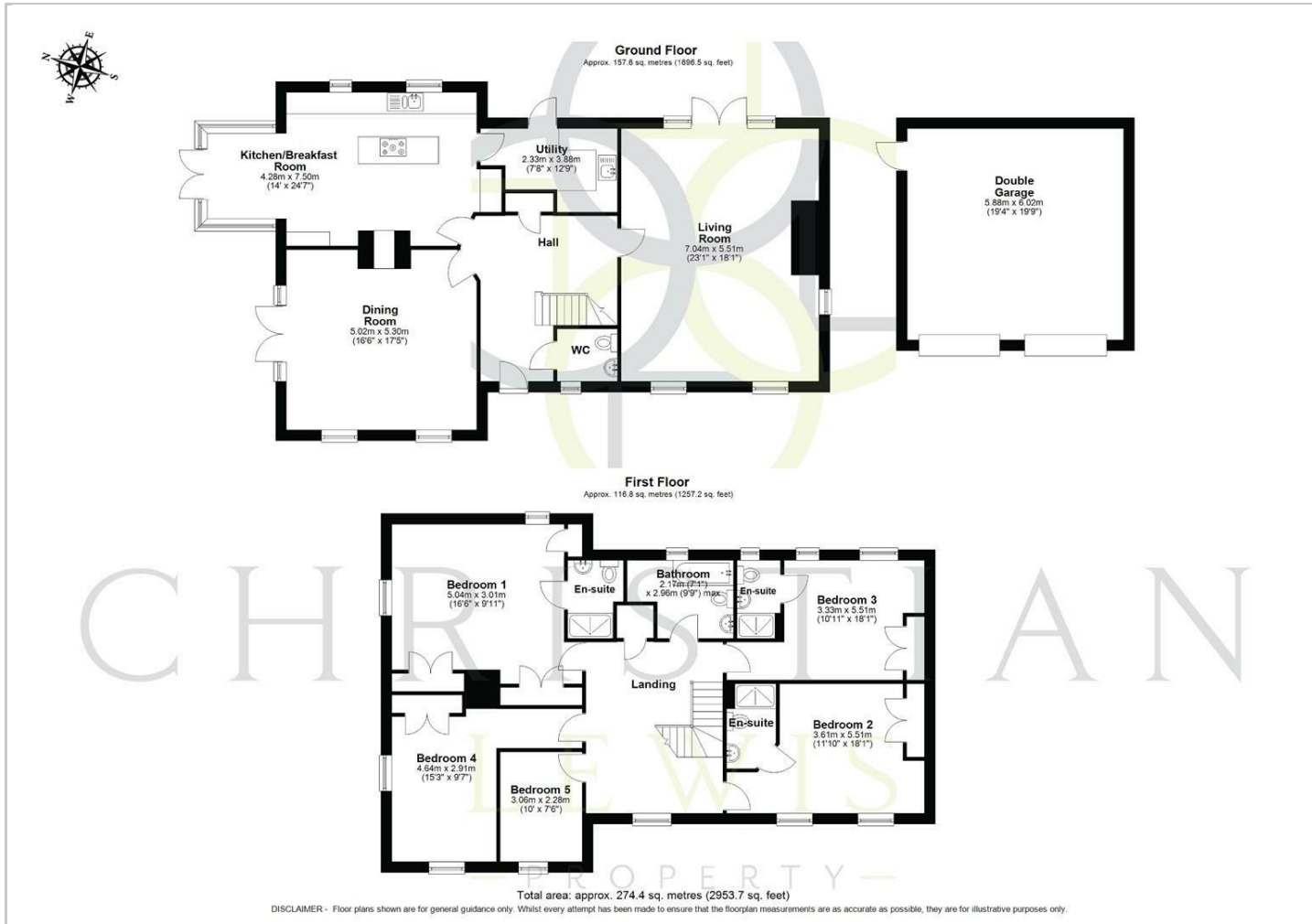
## Additional Information

Tenure: Freehold  
Local Authority: Wychavon District Council  
Council Tax Band: Band G  
EPC Rating: B

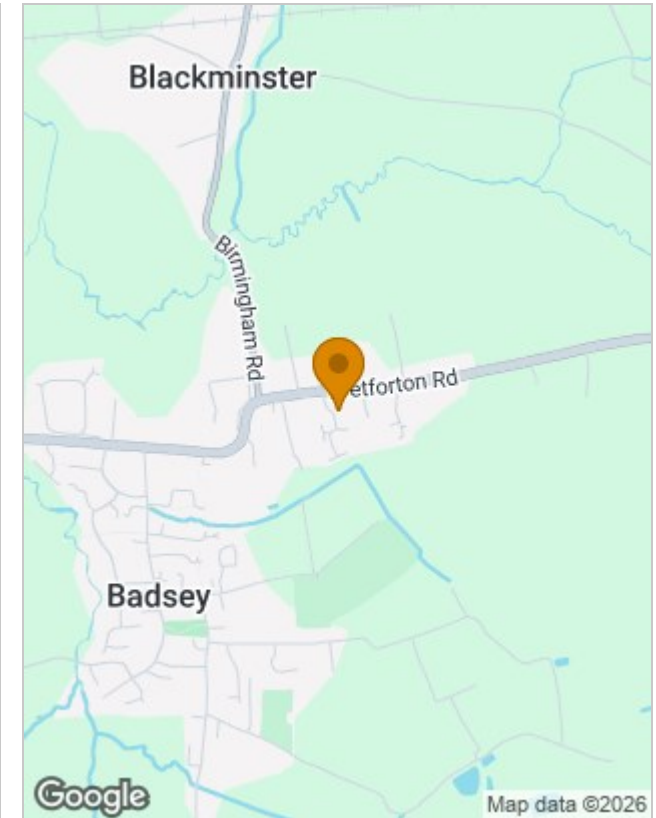




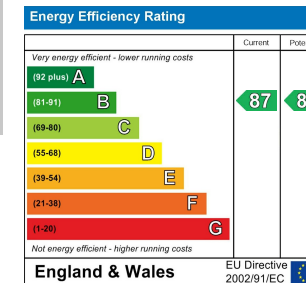
## Floor Plans



## 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.