



22 Tamar Place, Evesham, WR11 3FD

Offers over £500,000





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- Four sizeable bedrooms and two bathrooms
- Just shy of 2,00sqft
- Scope to personalise and make your own
- Ample parking
- South facing private rear garden which is completely private and not overlooked
- Must be viewed to be fully appreciated

WHAT A POSITION AND PLOT - ELEVATED WITH PRIVATE SOUTH FACING GARDEN

Occupying what is arguably one of the finest plots within the highly sought-after Cotswold Rise development, this exceptional four-bedroom detached residence offers spacious, versatile accommodation together with outstanding outdoor entertaining space.

Beautifully presented throughout, the property features four generous double bedrooms, including a principal bedroom with en-suite facilities. The well-appointed accommodation is ideally suited to modern family living and comprises a spacious living room, separate dining room, home office, garden room, and a well-equipped kitchen complemented by a practical utility room.

To the front, the property benefits from extensive off-road parking for several vehicles and access to the garage, which is fitted with power and lighting. A gated side entrance provides convenient access to the rear garden.

The south-facing rear garden is a particular highlight, enjoying a high degree of privacy and seclusion thanks to mature hedging and enclosed boundaries. Thoughtfully landscaped and designed for both relaxation and entertaining, the garden features attractive paved seating areas and a superb purpose-built timber bar and lounge pavilion.

This impressive outdoor space incorporates a bespoke bar area, wood-burning stove, TV connection, and comfortable lounge seating, creating the perfect setting for year-round entertaining, whether hosting family gatherings, social occasions, or simply unwinding outdoors.

Combining an enviable plot, generous accommodation, and exceptional lifestyle features, this is a superb home in one of the area's most desirable developments. Early viewing is highly recommended to fully appreciate all that this outstanding property has to offer.

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Additional Information

Tenure: We understand that the property for sale is Freehold

Local Authority: Wychavon District Council

Council Tax Band: We understand that the Council Tax Band for the property is Band F
EPC Rating C

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.

Anti Money Laundering & Financial Regulations

In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

A non-refundable AML verification fee of £30 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

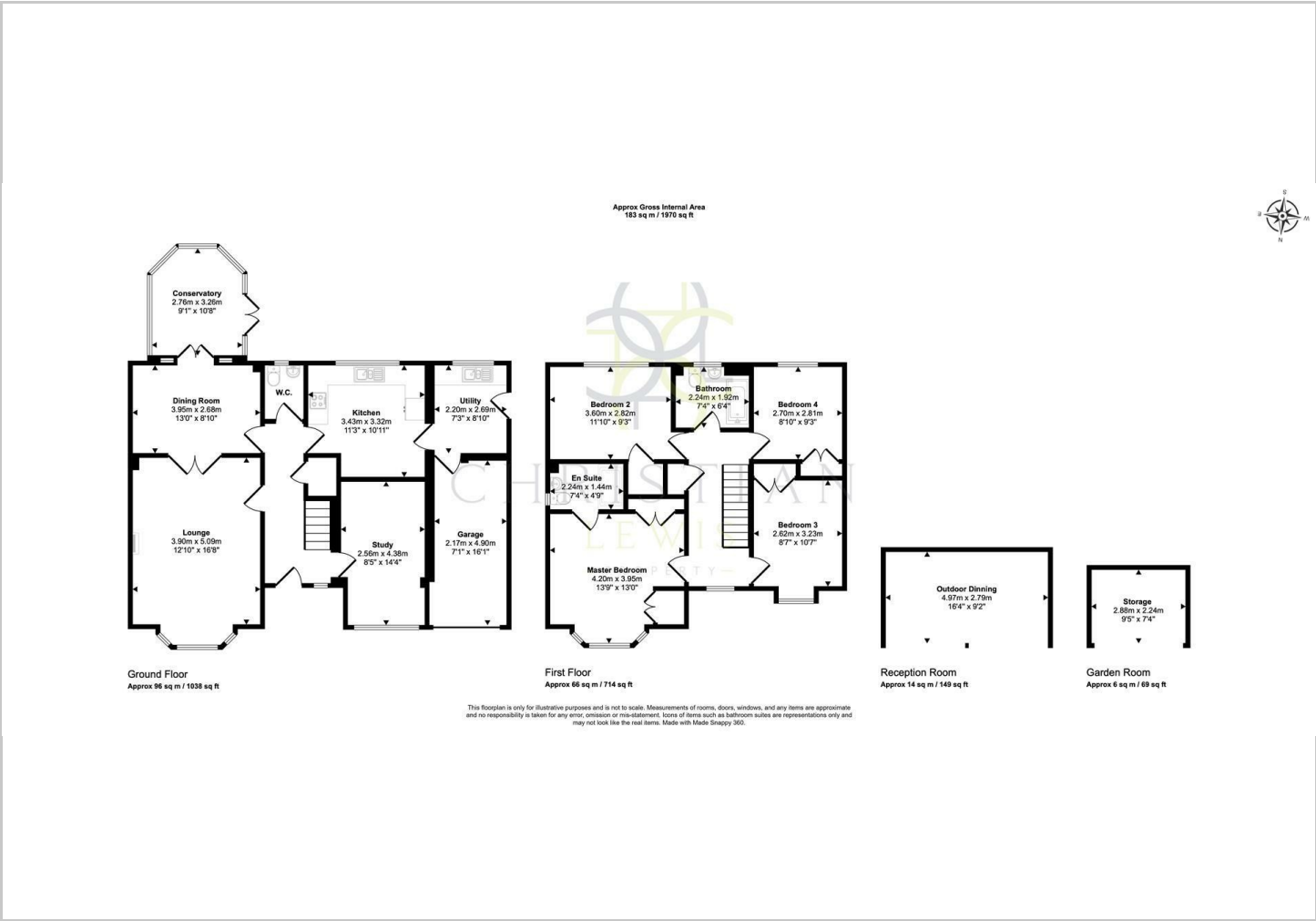
Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.



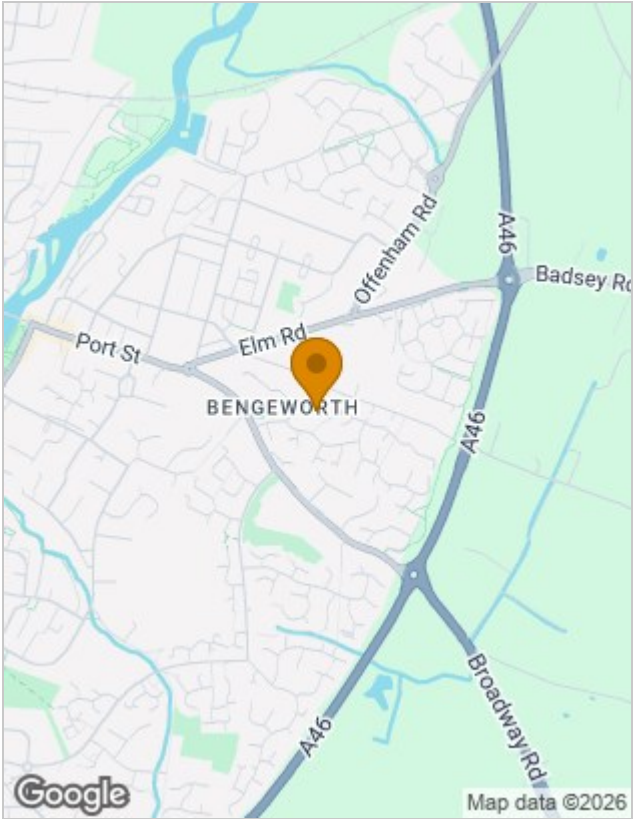




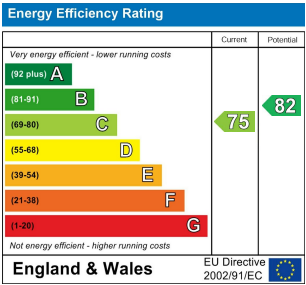
Floor Plans



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.