



Cheviot Leys Road, Evesham, WR11 8LZ

Guide price £550,000





# Cheviot Leys Road

Evesham, WR11 8LZ

- A fabulous four double bedroom family home located in a non estate position
- South facing rear garden
- Must be viewed to be appreciated
- Large driveway providing ample parking
- Flexible and spacious accommodation
- Highly regarded village location

## A DETACHED NON ESTATE FAMILY HOME SITUATED ON A LARGE PLOT

Cheviot is an impressive detached family home, superbly positioned within the highly sought-after village of Harvington. Thoughtfully remodelled and extended by the current owners, the property offers generous and versatile accommodation, making it an ideal choice for those seeking a long-term family home finished to a high standard throughout.

Extending to over 2,150 sq ft, the house provides well-proportioned living space complemented by four spacious double bedrooms. The layout has been carefully designed to balance open, sociable areas with practical family living, and the true scale and quality of the home can only be fully appreciated by an internal viewing.

The ground floor comprises a welcoming porch and entrance hall, a comfortable living/family room, a separate dining room ideal for entertaining, and a well-appointed kitchen with adjoining study. A ground-floor WC adds further convenience.

To the first floor, there are four generous double bedrooms, including a principal bedroom with its own en-suite, along with a family bathroom and an additional WC.

Externally, the property continues to impress. A large driveway provides off-road parking for multiple vehicles and leads to a garage, while additional features include a potting shed and beautifully maintained gardens. The south-facing rear garden is particularly noteworthy — mature, well stocked, and offering a private and tranquil outdoor space ideal for both relaxation and family enjoyment.

Overall, Cheviot represents a rare opportunity to acquire a substantial and beautifully presented family home in one of the area's most popular village locations.



## 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 E

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.

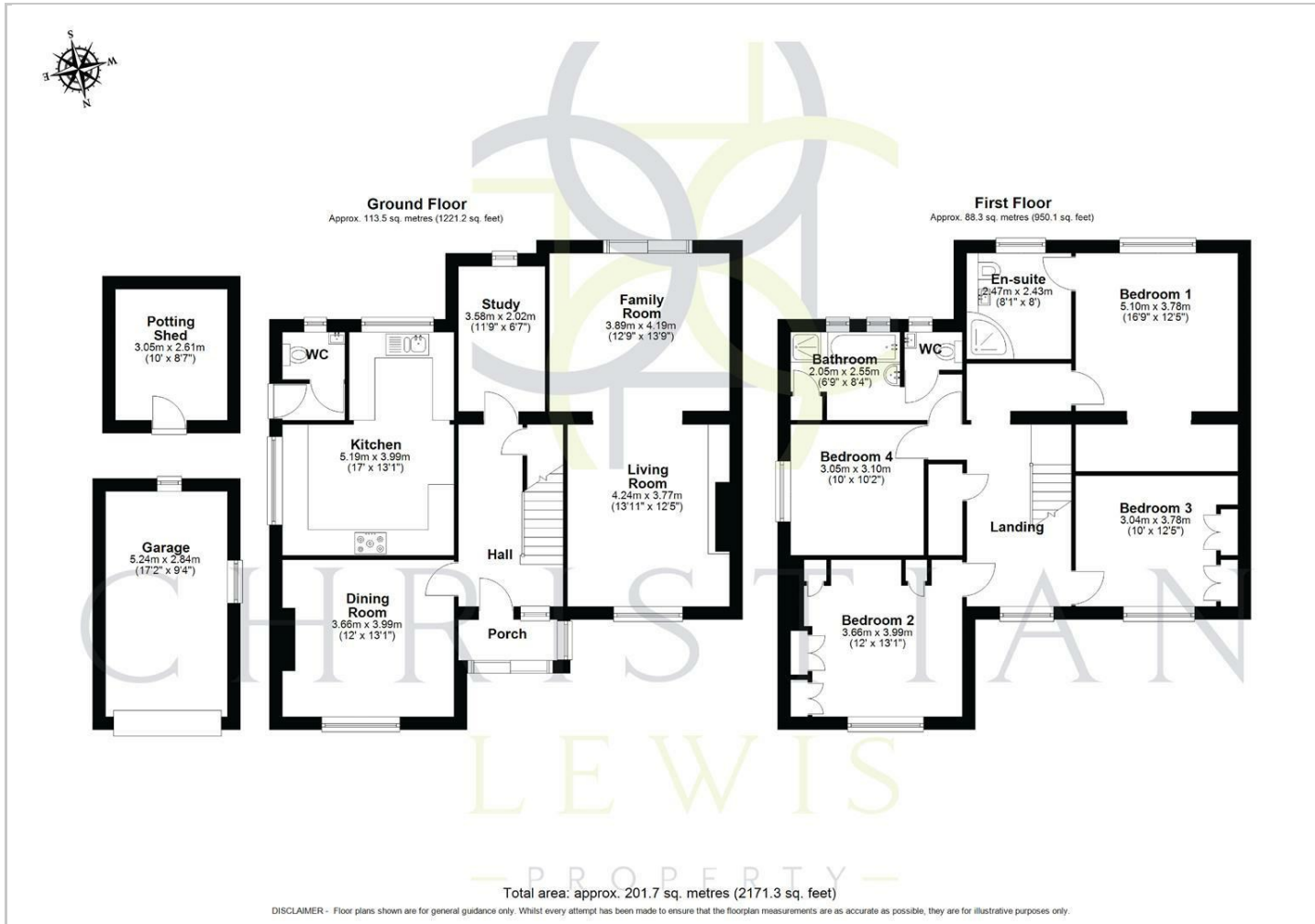




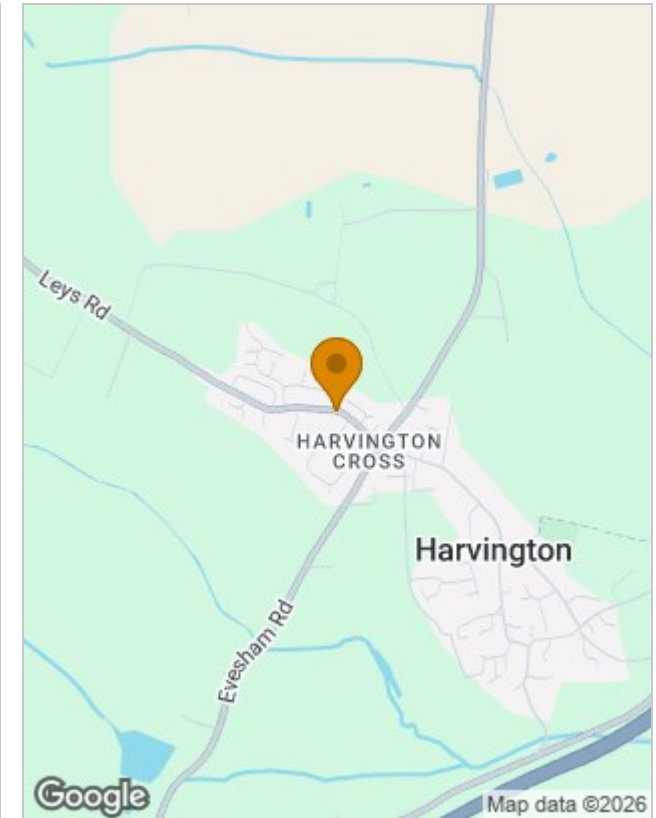


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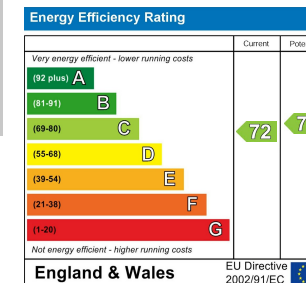
## Floor Plans



## 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.