



8 Churchill Road, Evesham, WR11 7UQ

Guide price £339,000

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# 8 Churchill Road

Evesham, WR11 7UQ

- Three bedroom traditional home
- Single garage and parking
- Highly regarded village of Sedgeberrow
- Rear garden
- Log burner
- Scope to extend (STPP)

## An Impressive and Versatile Family Home in the Heart of Sedgeberrow

Nestled at the end of a quiet no-through road in the highly desirable village of Sedgeberrow, this beautifully maintained and deceptively spacious family home offers over 1,300 sq ft of well-proportioned and flexible accommodation, perfect for modern family living.

Thoughtfully cared for over the years, the property boasts a welcoming layout that begins with a practical porch leading into a central entrance hall. The ground floor features a charming dining room ideal for entertaining or family meals, and a generous dual-aspect sitting room, complete with a feature log burner that creates a cosy focal point. The well-appointed kitchen provides ample storage and worktop space, catering to both everyday needs and culinary creativity.

In addition, the property benefits from a large attached garage/workshop, offering excellent storage or potential for conversion, subject to the necessary planning permissions (STPP).

Upstairs, you will find three well-proportioned bedrooms, all filled with natural light, along with a family bathroom. The home also features a fully fitted attic, providing valuable extra space—perfect for a home office, hobby room, or additional storage.

Externally, the property enjoys mature and well-established front and rear gardens. The rear garden is mainly laid to lawn with a greenhouse and shed. The front garden enhances the home's kerb appeal, while off-road parking adds everyday convenience.

This property also offers exciting scope for further development or extension (STPP), making it an ideal long-term investment for growing families or those seeking a peaceful village lifestyle with potential.



## Additional Information

**Tenure:** We understand that the property is for sale Freehold.

**Local Authority:** Wychavon District Council

**Council Tax Band:** We understand that the Council Tax Band for the property is Band D

**EPC Rating:** E

## Disclaimer

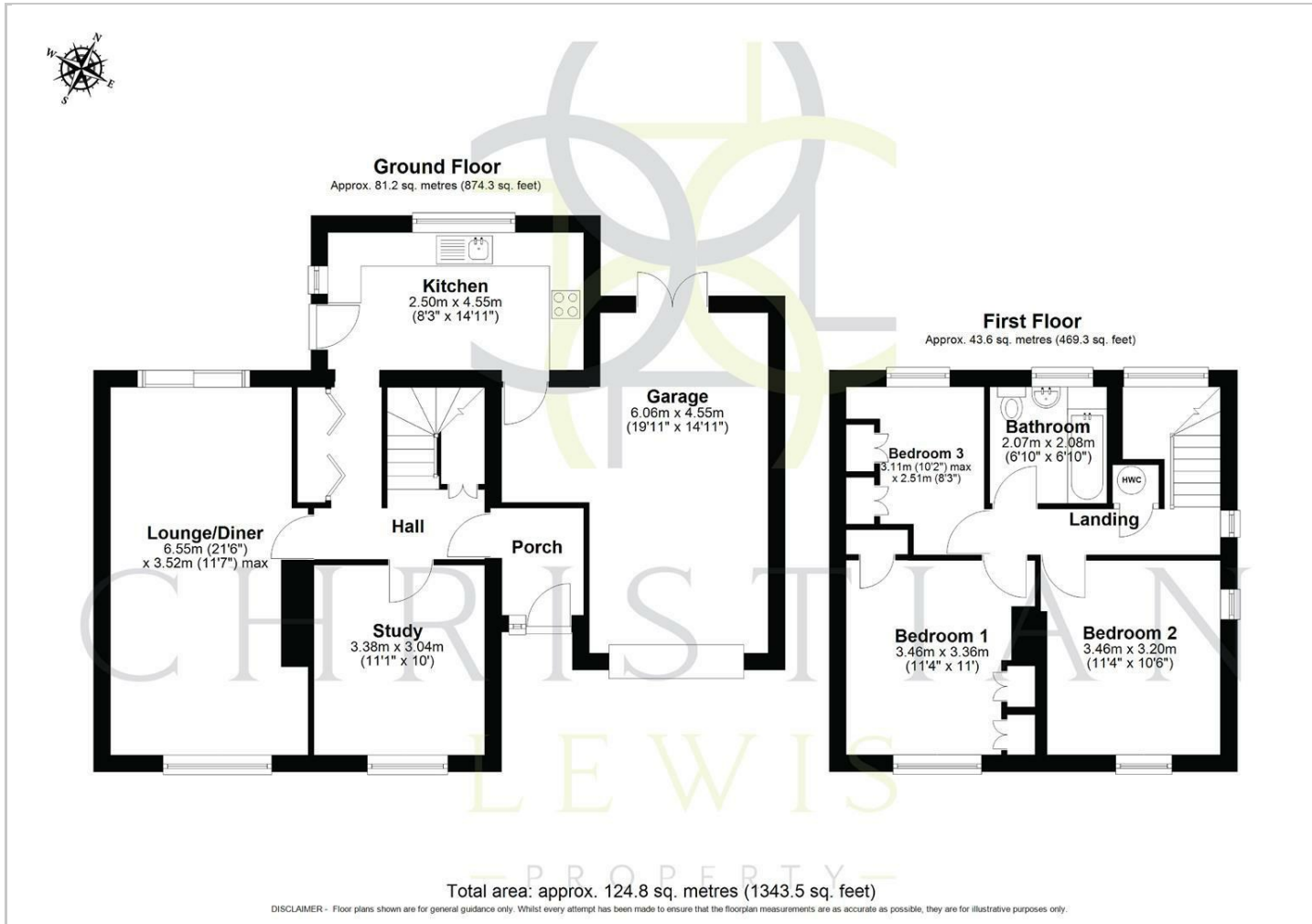
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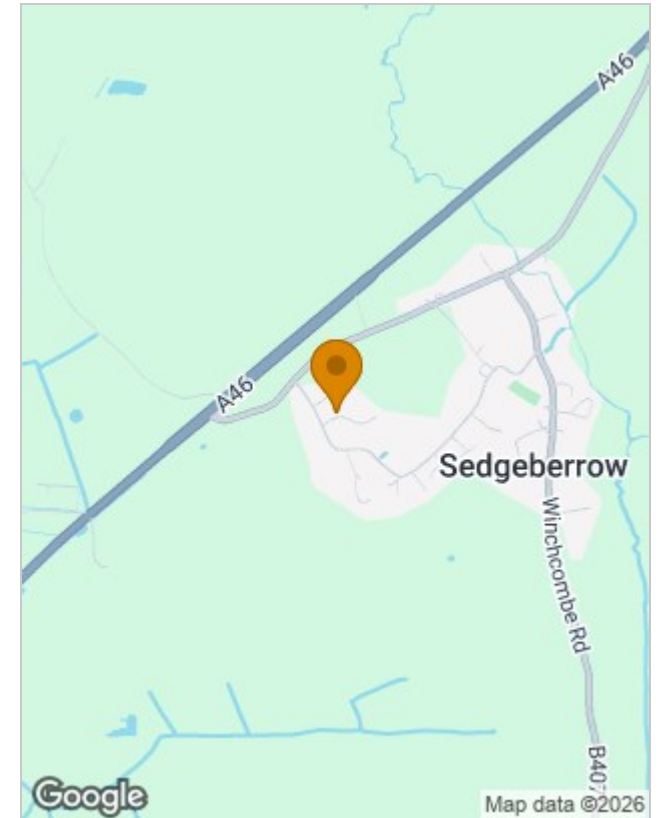




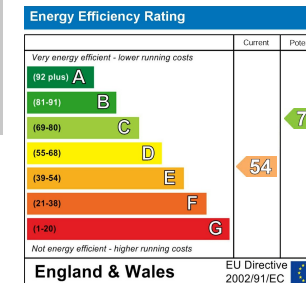
## Floor Plans



## 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.

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