

84 Weston Road, Evesham, Bretforton WR11 7HW

Offers over £450,000

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CHRISTIAN LEWIS PROPERTY


PHILIPS

84 Weston Road

Bretforton
Evesham, WR11 7HW

Offers over £450,000

- A super semi-detached family home with large gardens
- Four bedrooms
- Parking plus garaging
- Highly sought after village location
- Must be viewed to be fully appreciated
- Rural living



APPROX. ONE-ACRE GARDEN

Offering excellent scope for further enhancement and personalisation, this four-bedroom semi-detached home is set within a highly sought-after and desirable village location. The property occupies a generous plot and benefits from an exceptionally large garden approaching one acre, along with both a single garage and a detached double garage, as well as a conservatory.

The internal accommodation is well-proportioned and versatile, beginning with an entrance hallway that leads through to a fully fitted kitchen, providing ample storage and workspace. The spacious sitting room is a key feature of the home, boasting a bay window that allows for plenty of natural light, along with a log burner that adds character and warmth. A downstairs WC adds convenience, while the generous conservatory to the rear offers additional living space with views over the garden, making it ideal for relaxing or entertaining.

Upstairs, a large landing provides access to four well-sized bedrooms, some of which benefit from built-in wardrobes. The family bathroom has been recently refurbished to a good standard and includes both a bath and a separate shower enclosure, catering well to modern family living.

Externally, the property truly stands out due to its substantial grounds. The rear garden is predominantly laid to lawn and is complemented by a variety of mature trees and established shrubs, creating a private and attractive outdoor setting. Patio areas provide ideal spaces for outdoor dining and entertaining, while the overall size of the plot offers significant potential for landscaping or further development, subject to the necessary permissions.

To the front, a gravelled driveway provides ample off-road parking for multiple vehicles. In addition to the attached single garage, the property also benefits from a detached double garage positioned within the garden, offering further storage, workshop space, or potential for alternative uses.





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 D
EPC Rating D

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.



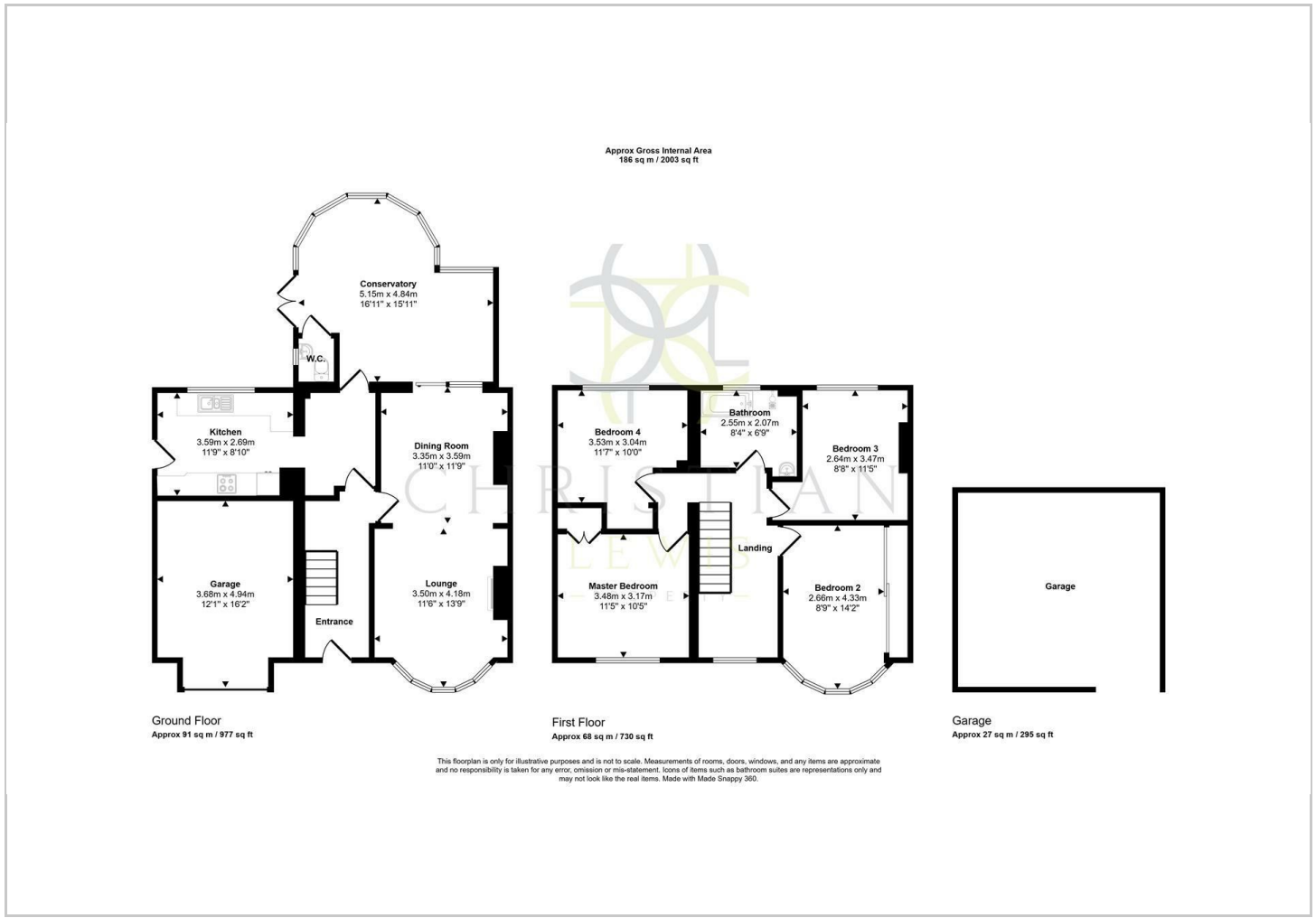




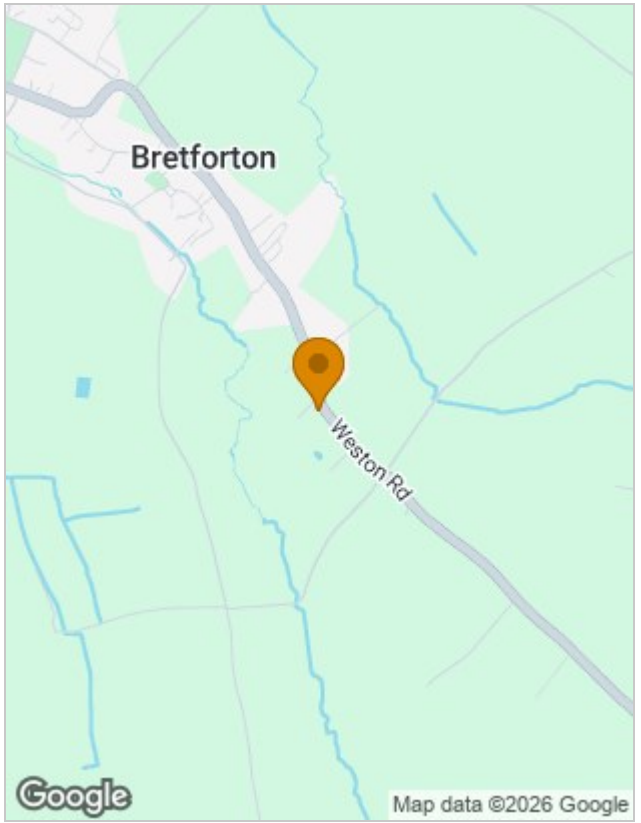




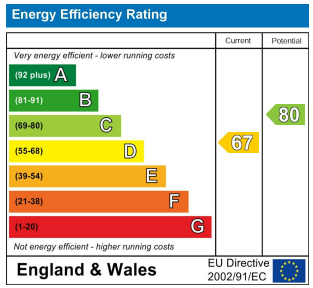
Floor Plans



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.

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