



Tearcote Laurels Road, Evesham, Offenham WR11 8RE

Guide price £485,000




CHRISTIAN
LEWIS
—PROPERTY—



Tearcote Laurels Road

Offenham

Evesham, WR11 8RE

- A detached family home situated on an extremely spacious plot
- Lots of options with various outbuildings
- Two separate driveways
- Scope to extend/potential building plot (STPP)
- Three bedrooms
- In the heart of the village

LARGE CORNER PLOT WITH TREMENDOUS SCOPE TO EXTEND OR BUILD A DWELLING IN THE GARDEN (STPP).

Tearcote is a detached family home positioned on an enviable corner plot and offers exceptional potential. Having been cherished by the same family for many years, properties of this kind rarely come to market, making it a unique opportunity to purchase in the heart of this highly sought-after village.

One of the property's standout features is the generous plot on which it sits. With two separate access points—one to the side and another to the rear—the home lends itself perfectly to a variety of uses. It could suit someone looking to run a business from home, or alternatively, the extensive surrounding grounds may offer development possibilities, including the potential for an infill plot (subject to the necessary planning permissions).

The property comprises a welcoming porch, an entrance hall, a spacious kitchen/diner, a useful lean-to, and a comfortable living room. Upstairs, there are three well-proportioned bedrooms along with a family bathroom.

Outside, the garden is predominantly laid to lawn, offering plenty of space for outdoor enjoyment. To the rear, there is a garage along with additional storage sheds, providing practical solutions for vehicles, tools, or hobby equipment.



Additional Information

Tenure: Freehold

Local Authority: Wychavon District Council

Council Tax Band: D

EPC Rating: D

Disclaimer

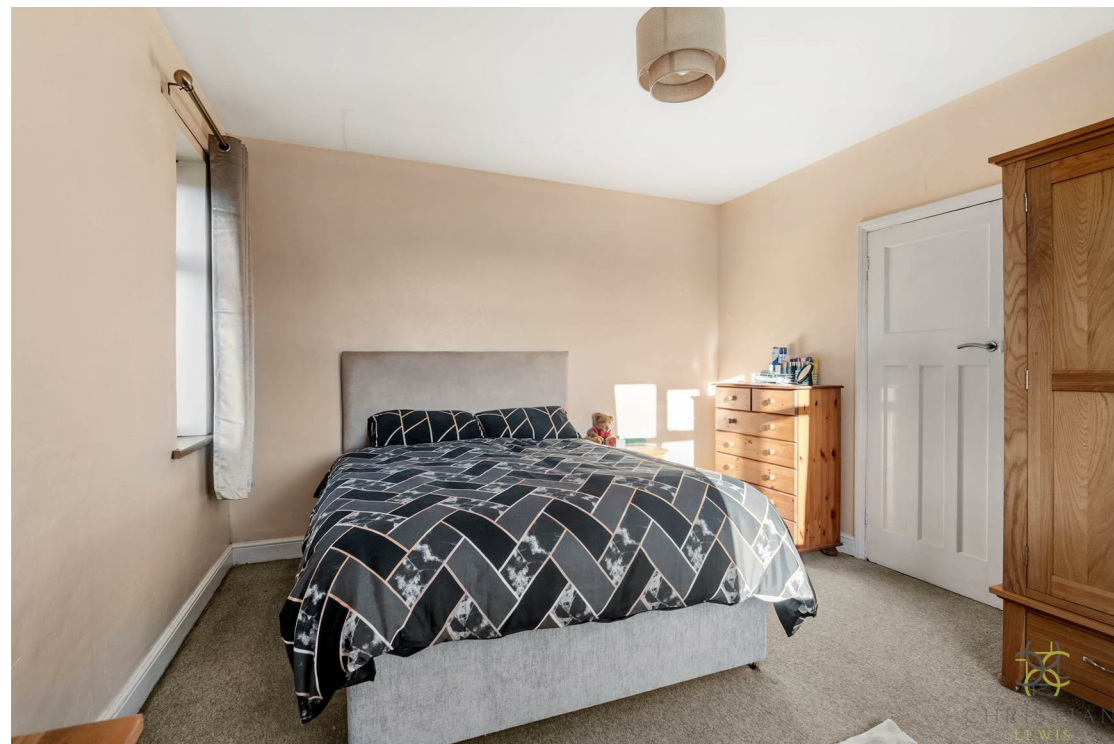
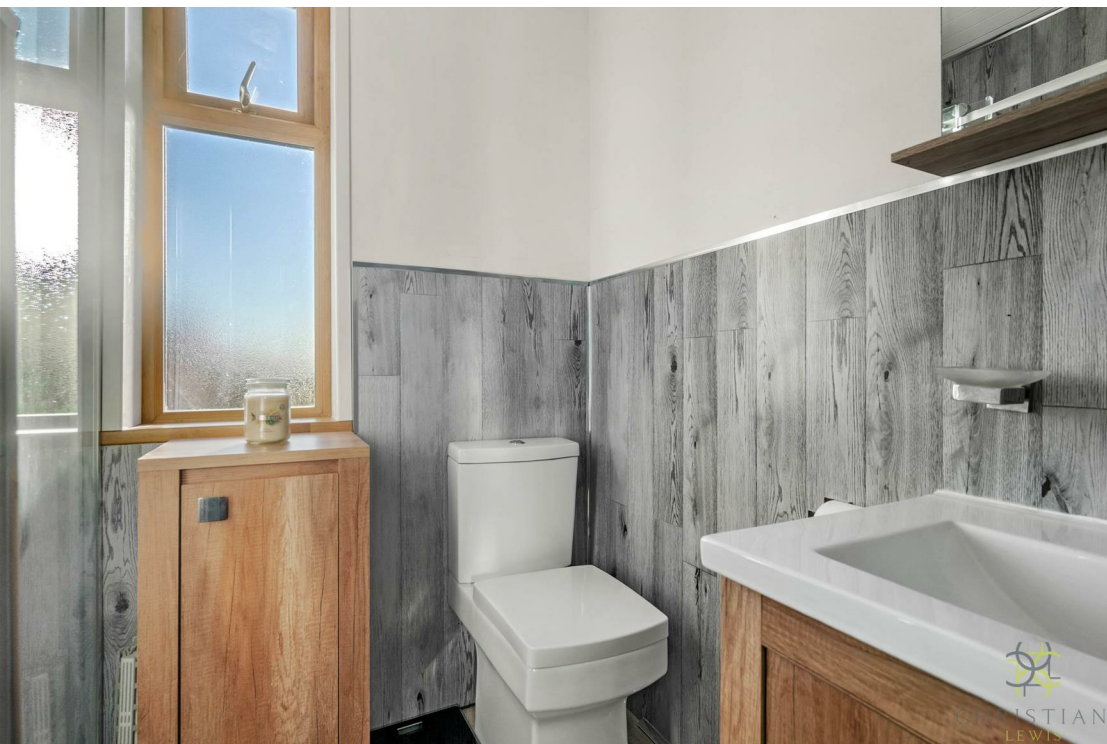
Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained 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.

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.

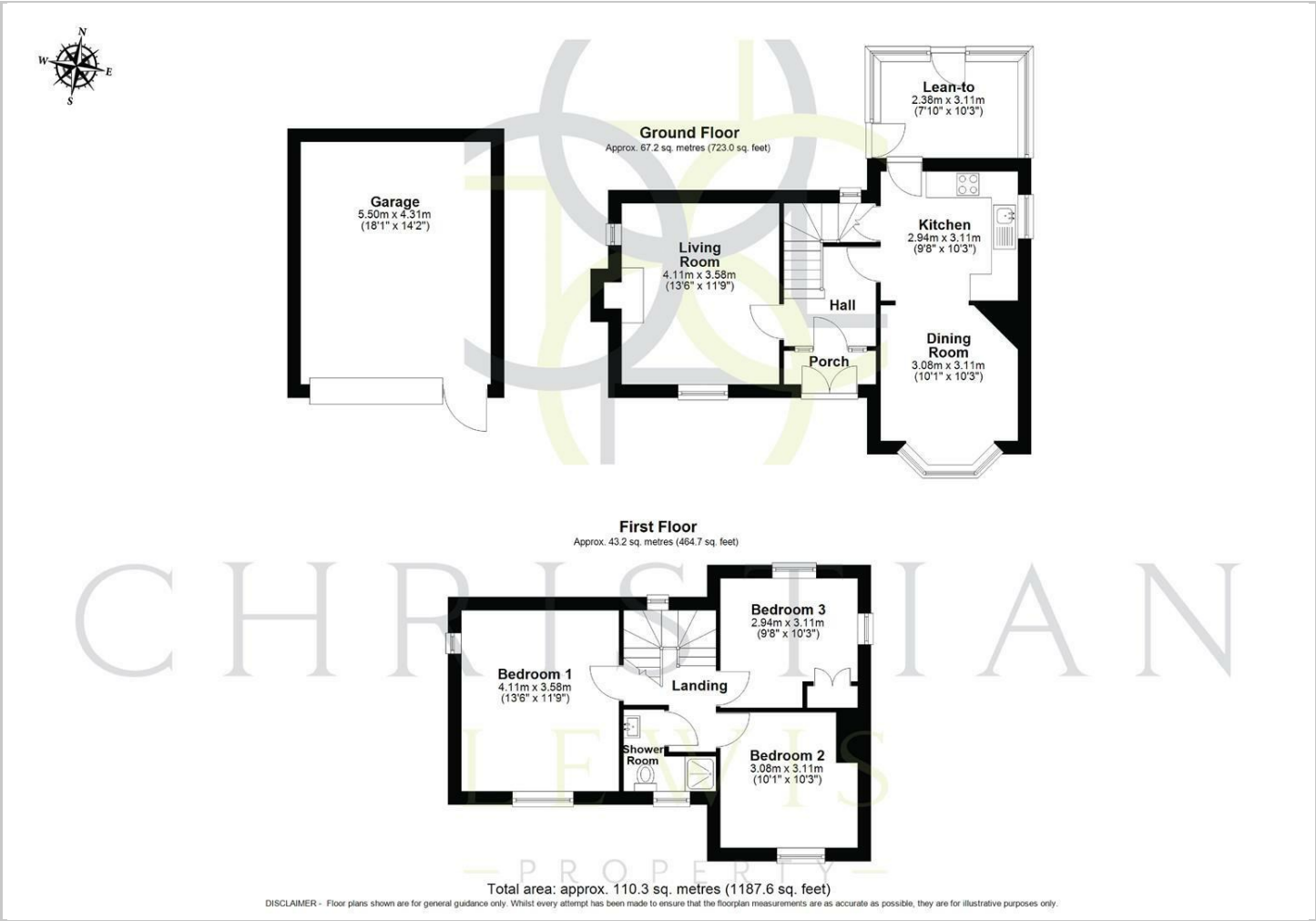
Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.





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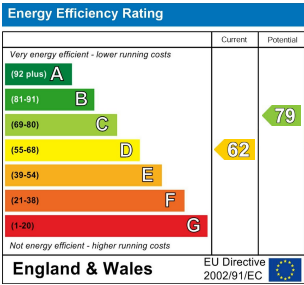
Floor Plans



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.