



7 Maybush Gardens, Evesham, Badsey WR11 7YL

Offers over £575,000



CHRISTIAN
LEWIS
—PROPERTY—



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7 Maybush Gardens

Badsey
Evesham, WR11 7YL

- A fabulous modern energy efficient home
- Double garage
- Stylish semi - rural property
- Four bedrooms, two bathrooms
- Ample parking
- It must be viewed

Nestled in a quiet cul-de-sac on the edge of the village, this beautifully presented four-bedroom, two-bathroom detached family home boasts spacious living, a double garage, and generous off-road parking. Set on an unexpectedly large plot that backs onto open countryside, the landscaped gardens offer a peaceful and private haven, enriched with a diverse array of mature trees, shrubs, bushes, and vibrant flowers.

A welcoming hallway with stylish Karndean flooring sets the tone as you enter, leading to a convenient downstairs WC, storage cupboard, and staircase to the first floor. Oak doors open into a cosy dual-aspect sitting room, centred around an attractive feature fireplace. At the heart of the home is a bright and expansive kitchen/dining/family room, equipped with sleek modern units, integrated appliances, a breakfast bar, and double doors opening to the rear garden. Internal access to the garage adds further practicality.

Upstairs, the spacious master bedroom includes built-in wardrobes and a private en-suite shower room. Three additional bedrooms are served by a contemporary family bathroom, complete with both a bath and a separate shower cubicle.

The double garage is fitted with power, lighting, and two electric up-and-over doors. Outside, the front garden is laid to lawn with ample driveway parking, while the rear garden features a large patio area, raised lawn, and lush planting—ideal for relaxing or entertaining outdoors.

Additional features include double glazing, gas central heating with independent controls for each floor, and abundant storage throughout. This superb home combines modern comfort with a tranquil, semi-rural setting—perfect for family living.



Additional Information

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

Local Authority: Wychavon

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

EPC Rating: B

Estate charges apply

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.

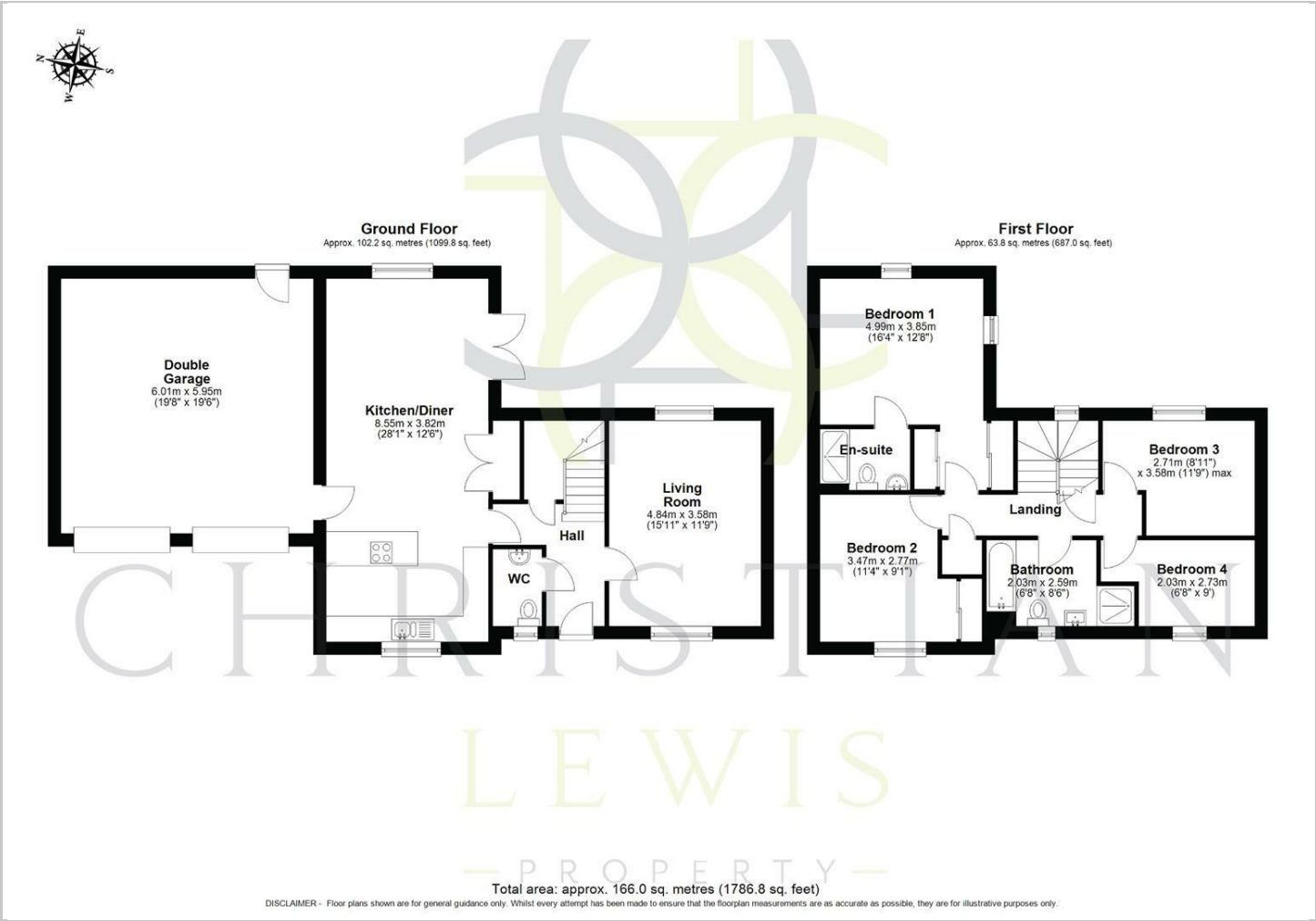






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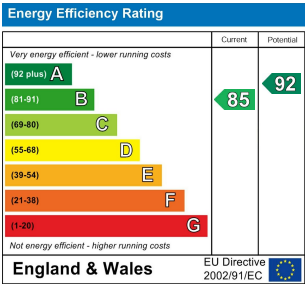
Floor Plans



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.