



## 16 Jonagold Place

Evesham, WR11 3JQ

Andrew Grant

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**5 Bedrooms   3 Bathrooms   2 Reception Rooms**

A beautifully presented detached family home offering generous living space, a double garage and landscaped gardens in a sought after estate.

- Spacious modern family home with flexible accommodation over two floors
- Contemporary open plan kitchen diner with French doors to the garden and a separate snug
- Landscaped tiered south facing garden with paved terrace and lawned areas
- Block paved driveway leading to an integral double garage providing ample parking
- Set within a quiet estate close to Evesham amenities and countryside walks

This attractive modern home enjoys an enviable position within a peaceful estate in Evesham. The detached property provides five bedrooms, including two en suites, together with two versatile reception rooms centred around a superb kitchen and dining room. A welcoming hallway, practical utility and ground floor cloakroom complement the living space. Outside, a generous block paved drive leads to a double garage, while landscaped gardens lie to the front and rear. Double glazing and gas central heating ensure year-round comfort.

2077 sq ft (193 sq m)





## The kitchen and dining room

A generous kitchen and dining room forms the heart of the home. Cream shaker style cabinetry and sleek work surfaces house a gas hob and double oven, with a peninsula providing casual seating. French doors open on to the garden while a broad window over the stainless steel sink frames views of the lawn. There is plenty of space for family dining, with double doors linking to the snug and a further door connecting to the hallway.



## The living room

The principal living room offers generous proportions and a broad bay window overlooking the front garden. A focal wall provides space for media beneath contemporary ceiling lighting. With ample floorspace for varied seating, this welcoming room is ideal for relaxed evenings or entertaining family and friends.



## The snug

A cosy snug provides a flexible second reception beside the kitchen. Glazed French doors open on to the rear terrace, offering a connection with the garden. Ideal as a playroom, study or television room, this space ensures the ground floor flows freely for modern family life.



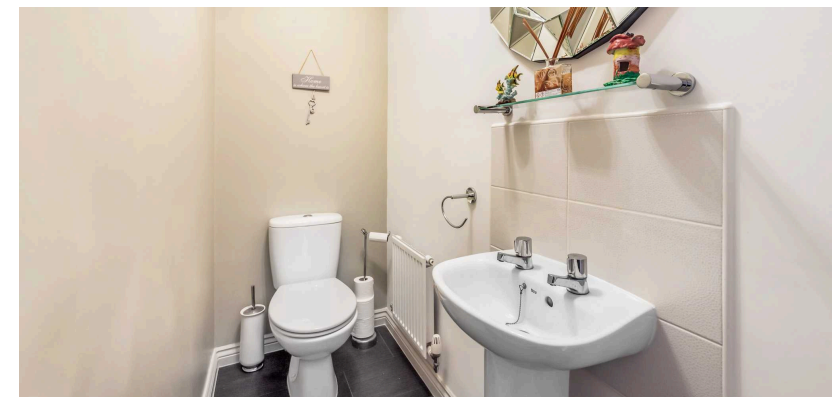
## The utility

Off the kitchen lies a practical utility room with matching cabinets, worktop and a stainless steel sink. There is space and plumbing for laundry appliances and a door giving easy access to the garden. This room keeps household chores discreetly tucked away and offers a useful link to both the garage and garden



## The hallway and cloakroom

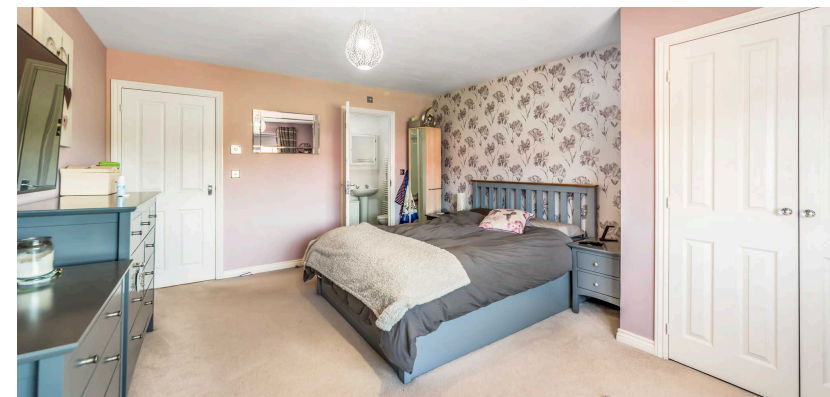
An expansive hallway welcomes you with a turned staircase and recently painted black balustrade rising to the galleried landing. A useful cloakroom sits off the hall, fitted with a WC and pedestal basin with tiled splashback. The hall gives access to the reception rooms and kitchen, setting a grand first impression for the home.





## The primary bedroom

The generous principal bedroom is fitted with adjacent built-in wardobes and a wide front window allows the room to feel bright and airy and there is ample space for further furnishings. This room enjoys the luxury of its own en suite shower room for complete privacy.





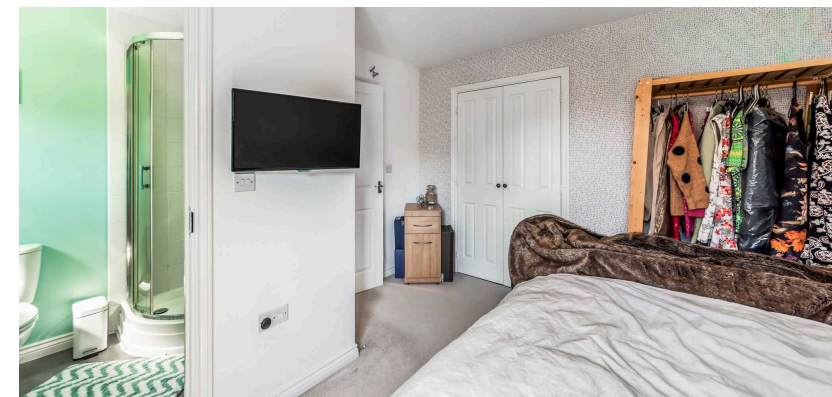
## The primary en suite

Serving the principal bedroom, the spacious en suite includes a large glazed shower cubicle and twin pedestal wash basins set beneath mirrored cabinets. A contemporary ladder-style towel warmer and close-coupled WC complete the suite, delivering a touch of luxury for daily routines.



## The second bedroom

The second bedroom is a comfortable double room with a built-in wardrobe and views to the rear through a wide window. This bedroom benefits from its own en suite shower room, making it ideal for guests or older children.





## The second bedroom en suite

Adjoining the second bedroom, the en suite shower room features a curved glass enclosure with mixer shower. A pedestal basin and WC are set against tiled walls, and a small window allows natural ventilation.



## The third bedroom

The third bedroom offers ample space for a double bed and furniture, with built in wardrobes providing useful storage and a window framing views across the front of the home. This versatile room could serve as a guest bedroom, teenager's den or home gym depending on your needs.



## The fourth bedroom

The fourth bedroom is a well-proportioned room overlooking the rear garden through a wide window. With generous floorspace, it can readily accommodate a double bed alongside desks or dressing tables, perfect for a teenager or visiting relative.



## The fifth bedroom

The fifth bedroom is a light single room with a front-facing window. Currently used as a study, this room would also make a cosy nursery or craft room, providing valuable flexibility within the home.



## The bathroom

Serving the remaining bedrooms, the family bathroom is fitted with a panelled bath with shower over, a pedestal wash basin and a WC. Tiled walls and an opaque window create a clean and bright environment for daily routines.



## The garden

The south facing enclosed rear garden is landscaped over two levels with a broad paved terrace running along the house, perfect for outdoor dining. Steps rise to an expansive lawn bordered by established shrubs and raised flowerbeds, all enclosed by fencing and walling for privacy. The garden enjoys a sunny aspect and offers plenty of space for children to play.



## The driveway and parking

At the front of the home, a generous block-paved driveway provides off-road parking and leads to an integral double garage. A neat frontage with lawn and planting creates kerb appeal, and a path guides visitors to the covered entrance.

## Location

Jonagold Place lies within a modern residential development on the edge of Evesham, a market town set amid rolling Worcestershire countryside. The town offers a choice of shops, supermarkets, cafés and leisure facilities together with schooling for all ages. Excellent transport links include road connections towards Worcester and the Cotswolds, and a railway station providing services to larger centres. Nearby footpaths and green spaces invite outdoor recreation and family walks.

## Services

The property benefits from mains gas, electricity, water and drainage.

Broadband Speed: Ultrafast broadband available. Download speeds up to 2300 Mbps and upload speeds up to 2300 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, O2, Three and Vodafone. (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

## Council Tax

The Council Tax for this property is Band F.



# Jonagold Place

Approximate Gross Internal Area  
Ground Floor = 102.2 sq m / 1100 sq ft  
(Including Garage)  
First Floor = 90.8 sq m / 977 sq ft  
Total = 193 sq m / 2077 sq ft

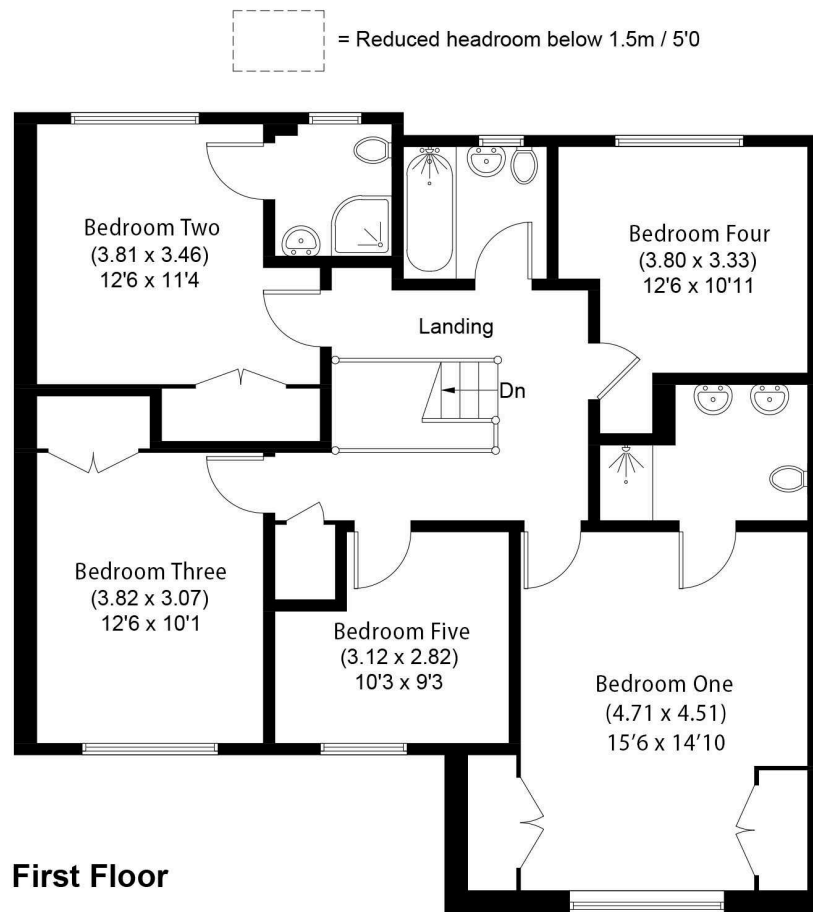
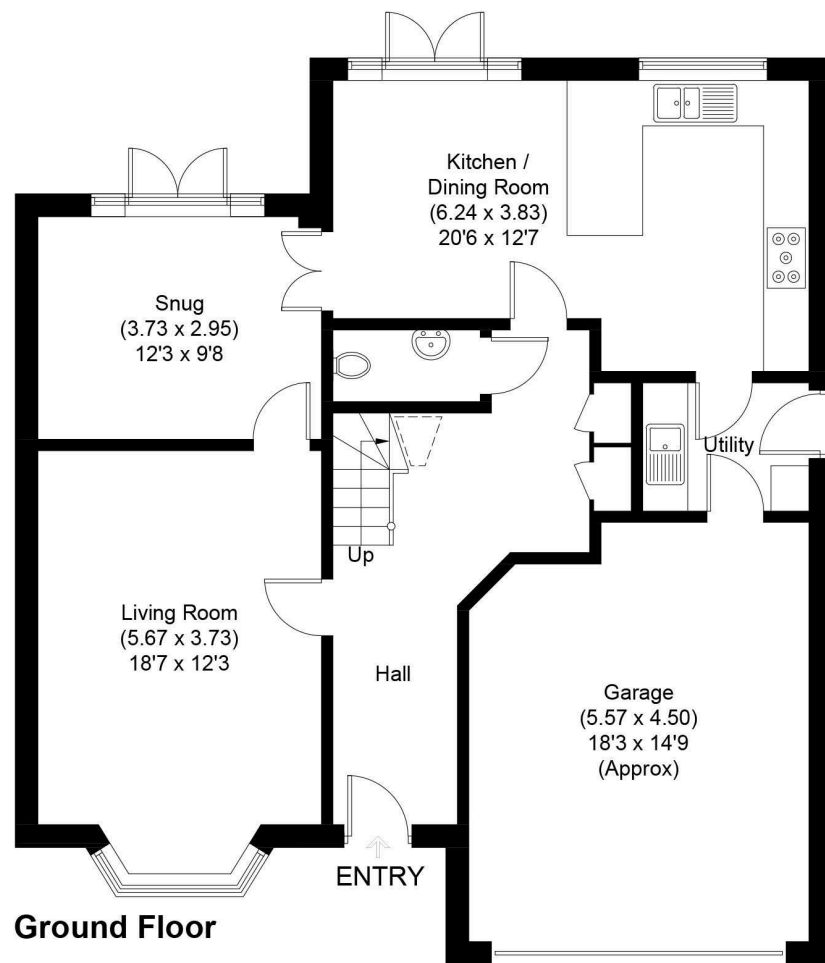


Illustration for identification purposes only, measurements are approximate, not to scale.



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