



Cheltenham Road | | Evesham | WR11 2LJ

Guide Price £600,000

COOPER & CO

Key features

- Large 4 bedroom detached
- Adorned in original features throughout
- Annex/Multigenerational living options
- 2400sqft + living space
- Bar
- Sauna
- Home Office
- Ample size driveway for 6+ cars
- ****VIEWINGS AVAILABLE 7 DAYS A WEEK****

Description

****UNIQUE, IMPOSING AND ORIGINAL THIS IMPRESSIVE FAMILY RESIDENCE REALLY IS A ONE OF A KIND - ORDORNED IN ORIGINAL FEATURES THROUGHOUT BUT BOASTING MODERN FEATURES SUCH AS BAR, SAUNA, ANNEX, HOME OFFICE AND VERSATILE LIVING ARRANGEMENTS THROUGHOUT THIS REALLY ISNT ONE TO BE MISSED****

Internally boasting 4 bedrooms, family bathroom, ensuite to master, dining room, lounge, study, kitchen diner, pantry, utility room, home office, sauna, purpose build bar, flexible outbuildings/annex and versatile living arrangements. Externally the property benefits from a large driveway for 6+cars, good sized private rear garden with outbuildings and annex.

Directions



Front

Property is approached via a tastefully laid block paved driveway with ample parking for 6+ cars. Boarded by mature hedging and feature flower/planted bed.

Porch

Flagstone flooring, access to Entrance Hall.

Entrance Hall

Solid oak herringbone parquet flooring, oak wall paneling, radiator, access to; Lounge, Kitchen, Dining Room, Utility Room, and stairs to 1st Floor

Lounge

Carpeted flooring, radiator, fabulous feature fireplace with surround, access to Snug. UPVC DG door to rear garden with leadlight windows x2 to rear aspect.

Snug

Carpeted flooring, radiator, leadlight windows to front & side aspects.

Kitchen

Solid pitch pine parquet flooring, mix of wall and base units surmounted with granite work surface, kitchen sink with drainer, integrated gas hobs with extractor fan over, integrated double oven and microwave, leadlight windows to the rear aspect, radiator, access to pantry.

Dining Room

Solid pitch pine parquet flooring, radiator, leadlight bay windows to the front aspect.

Hallway - extension

Part Carpeted, part tiled flooring, radiator, doors to the office room, downstairs WC, rear garden, sauna and shower room, bar, side access, and x2 storage units.

Office

Carpeted flooring, DG UPVC Window to the front aspect, single glaze window to the side aspect.

Downstairs WC

Part tiled and part carpeted flooring, wash hand basin, low flush WC

Sauna/Shower Room

Tiled flooring, walk-in shower with shower overhead, access to Sauna







Sauna

Purpose built home sauna

Bar

Fully fitted feature (but functioning) bar. Versatile social space with a huge array of potential uses. Carpeted flooring, radiator, UPVC DG windows and patio doors to rear garden, access to storage unit.

Landing

Carpeted flooring, x2 radiators, leadlight window to the rear aspect, access to family bathroom, storage unit/boiler, workspace area, bedroom 1, 2, 3, and 4.

Bedroom 1

Carpeted flooring, leadlight windows to the rear aspect, bespoke integrated wardrobes, hand wash basin, radiator, access to ensuite.

Bedroom 1 Ensuite

Vinyl Flooring, fully tiled, walk-in shower with shower overhead, low flush wc, frosted leadlight window to the rear aspect, heated towel rail.

Bedroom 2

Carpeted flooring, radiator, leadlight window to the front aspect.

Bedroom 3

Carpeted flooring, bespoke built in wardrobe, wash hand basin, radiator, leadlight window to the front aspect.

Bedroom 4

Carpeted flooring, radiator, leadlight window to the rear aspect, wash hand basin.


Family Bathroom

Carpeted flooring, bathtub frosted leadlight windows to the side and rear aspect, radiator, heated towel rail, wash hand basin, low flush WC.


Rear Garden

Feature patio areas provide the perfect place for morning coffee or an evening glass of something fizzy. The patios give way to fabulous lawned gardens with mature well planted borders providing privacy and tranquility. There is also a workshop (versatile) with electric and lighting and outdoor shed for storage.


Floor plans




Floor 0 Building 1



Floor 1 Building 1





Floor 0 Building 2

Approximate total area^m
2461 ft²


Reduced headroom
17 ft²

(1) Excluding balconies and terraces.

Reduced headroom
----- Below 5 ft.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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