



25 Withy Trees Road, Evesham, South Littleton WR11 8YA

Offers in excess of £325,000





25 Withy Trees Road

South Littleton
Evesham, WR11 8YA

- Five bedrooms, two reception rooms
- Greatly extended
- Great value
- Driveway, additional parking plus garage en bloc
- South facing rear garden
- Must be viewed to appreciate the size on offer

A GREATLY EXTENDED FAMILY HOME - OFFERING FIVE BEDROOMS AND TWO RECEPTION ROOMS

An excellent opportunity to acquire a superb value family home extending to over 1,550 sq ft, perfectly suited to those seeking generous living space within a peaceful village setting. Offering an appealing blend of comfort, practicality, and potential, this well-proportioned property presents an ideal choice for growing families or buyers looking to enjoy a more rural lifestyle without compromising on space.

Lovingly maintained, enhanced, and extended over many years by the current owners, the home has been thoughtfully adapted to meet the demands of modern family living. It now offers a versatile and spacious layout, ready for its next chapter with new owners.

The ground floor comprises a welcoming entrance hall, a comfortable lounge ideal for relaxation, and a spacious kitchen/dining area that serves as the heart of the home—perfect for both everyday living and entertaining. A further reception room provides additional flexibility, whether as a family room, home office, or playroom. Completing the ground floor is a practical utility room and a convenient cloakroom/WC.

Upstairs, the property continues to impress with five well-proportioned bedrooms, four of which are generous doubles, offering ample space for family members and guests alike. A modern family bathroom serves this level.

Externally, the home benefits from a sunny south-facing rear garden, ideal for outdoor dining and enjoying warmer months. To the front, a driveway provides off-road parking, while an additional parcel of land opposite offers further parking options—perfect for those with a motorhome, caravan, or work vehicles. A garage located en bloc adds further convenience.



Offers in excess of £325,000



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 B

EPC Rating C

Agents note - The property has solar panels on a lease agreement, your conveyancer should be able to advise if you have any questions/queries. The vendor has informed Christian Lewis Property there is 13 years remaining on a 25 year lease.

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.

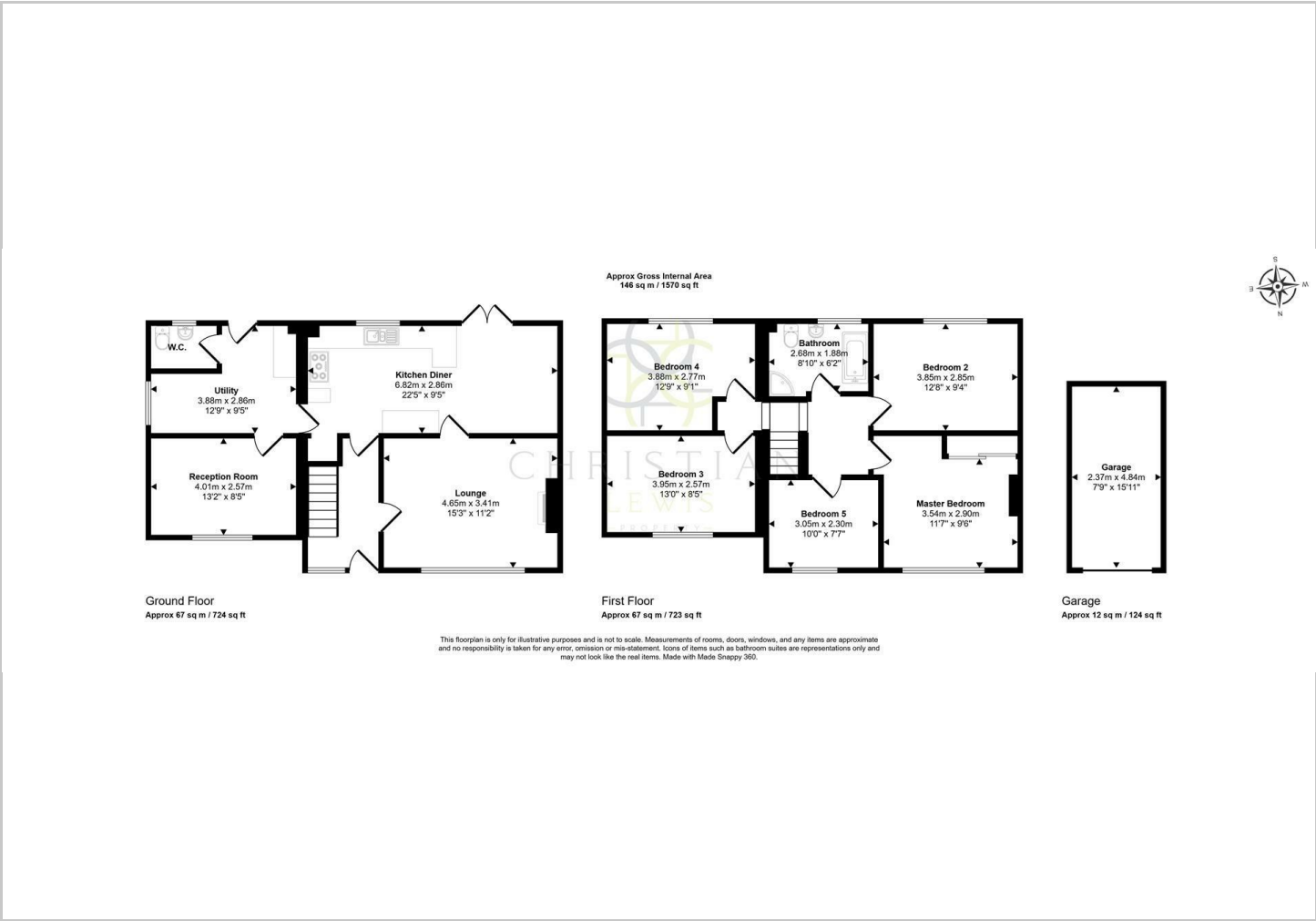
A non-refundable AML verification fee of £30 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

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.

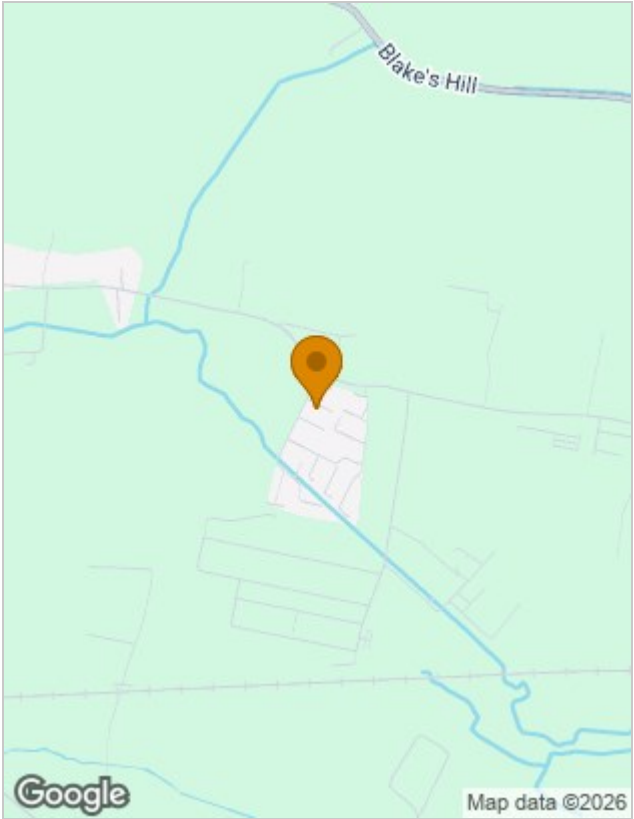




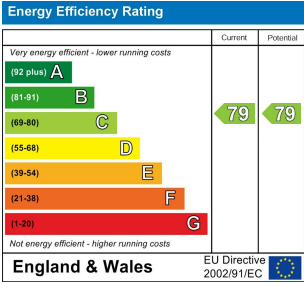
Floor Plans



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.