21 Collinsfield, Evesham, WR11 4NQ

Guide price £600,000

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CHRISTIAN LEWIS PROPERTY

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you

21 Collinsfield

Evesham, WR11 4NQ

- A fabulous period property located in a peaceful position off Greenhill
- Ample parking
- Beautiful well stocked garden which is extremely private
- Four bedrooms, three bathrooms
- Three separate reception rooms with flexible and versatile living
- Must be viewed in person to appreciate the charm, character and space on offer

The Millstone is a beautifully appointed detached period family home, ideally situated on one of Evesham's most desirable and sought-after roads, just off Greenhill. Lovingly restored, sympathetically enhanced and extensively refurbished by the current owners, this exceptional property combines the character and charm of a period home with the comfort, versatility and finish expected of a modern family residence.

The scale and quality of the refurbishment can only truly be appreciated by viewing in person, with the current owners having undertaken significant works throughout and no expense spared in creating a wonderful home that is both practical and stylish.

On entering, the welcoming reception hallway provides access to three versatile reception rooms, each offering a range of potential uses to suit modern family life. Whether utilised as formal sitting and dining rooms, a home office, playroom, snug or additional entertaining space, these rooms provide an impressive degree of flexibility. The ground floor is completed by a superb kitchen/diner, utility room and shower room, creating a highly functional layout ideal for both everyday living and entertaining.

The first floor provides three well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and a stylish en-suite, while the remaining bedrooms are served by a well-appointed family bathroom. The accommodation continues to the second floor, where a further generous double bedroom provides an excellent additional space for older children, guests or those working from home. This impressive room features a Juliet balcony and its own en-suite facilities.

Externally, the property continues to impress. To the front is a well-presented garden and driveway providing ample off-road parking for multiple vehicles. The rear garden is a particular highlight, offering an exceptional degree of privacy and featuring a variety of established planting and several seating areas.

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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 F
EPC Rating D

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 £60 (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.

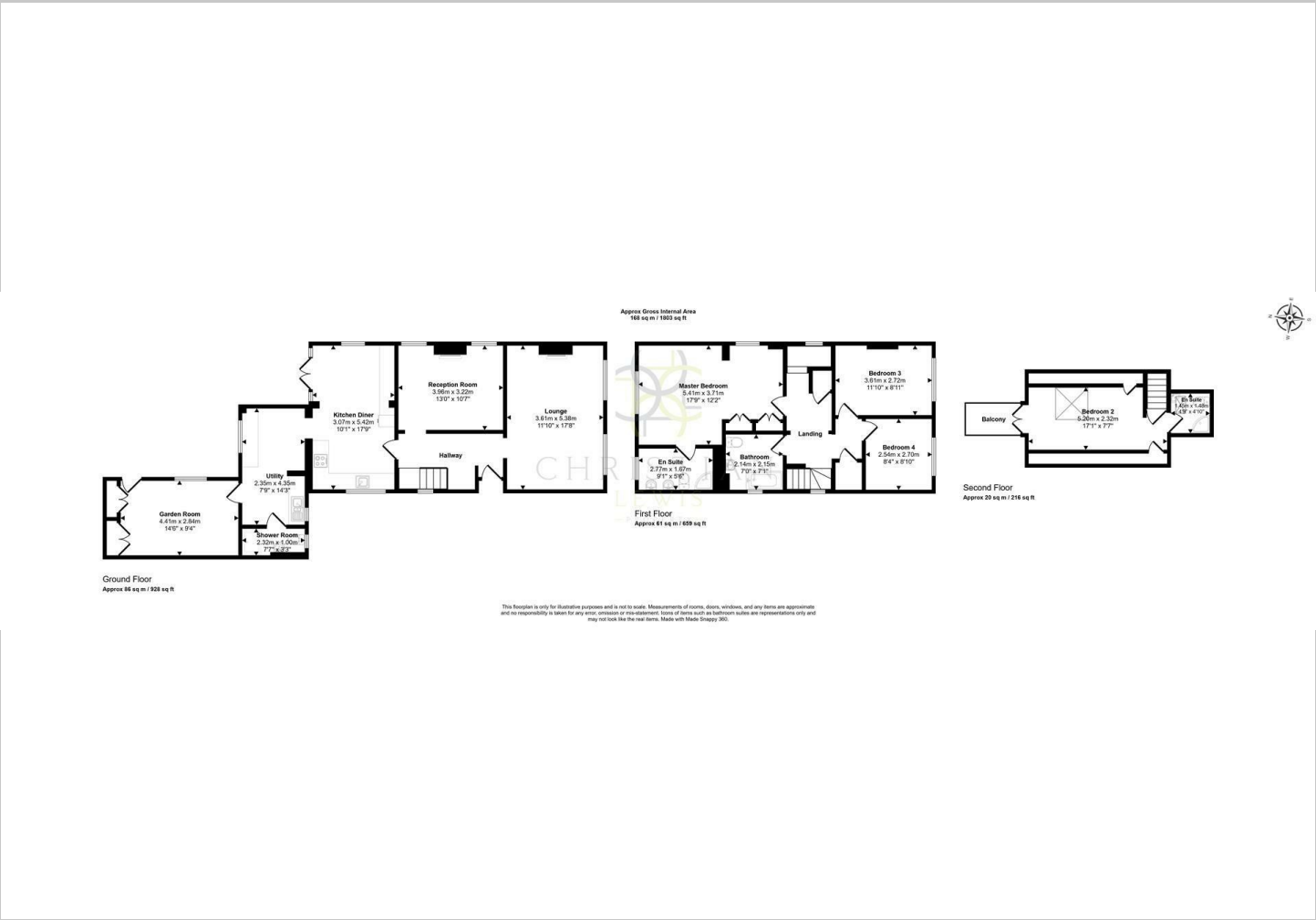
Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.

Disclaimer

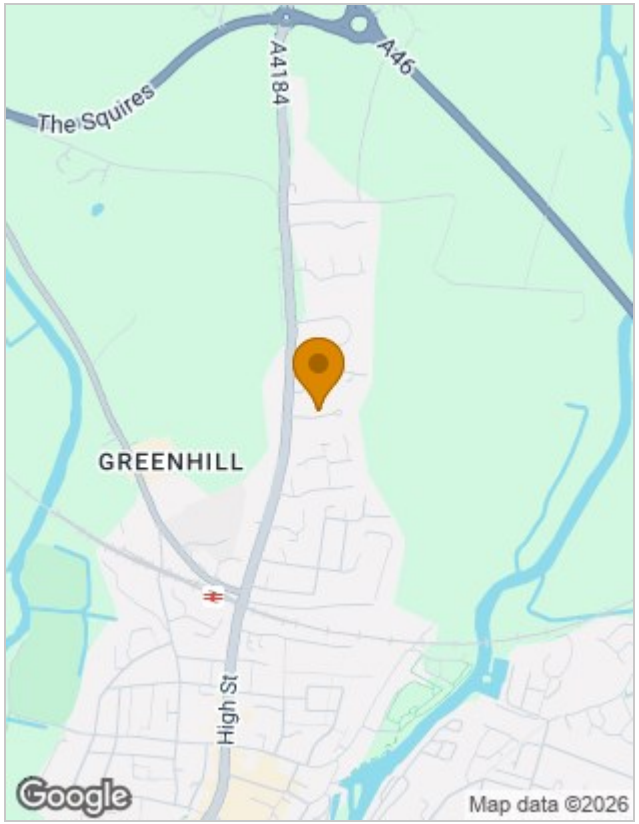
Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained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

F&M

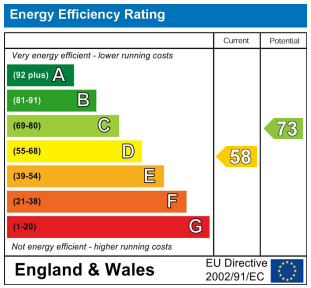
Floor Plans



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.

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