



Greenacres Back Lane, Evesham, WR11 7JB

Guide price £1,000,000

5 3 4 D



CHRISTIAN
LEWIS
PROPERTY



Greenacres Back Lane

Evesham, WR11 7JB

- A rural detached home situated in approx. 5 acres
- Stables and barn on the land with separate driveway and access
- Non estate location on the edge of Brefforton
- Large driveway providing parking for multiple cars/motorhome
- Detached double garage with Annex - this could be a separate income stream or a potential ancillary accommodation
- Scope to add value and make your own
- Calling all buyers looking for a small holding
- On the edge of the Cotswolds

A FABULOUS RURAL RETREAT SITUATED IN APPROX. 5.7 ACRES PLUS SEPERATE ANNEX

Greenacres is an impressive detached family residence, complemented by a double garage and a self-contained two-bedroom annex, offering exceptional flexibility for multi-generational living or guest accommodation. Set in a desirable non-estate position on the edge of Brefforton, the property enjoys a peaceful yet well-connected rural setting.

The scale and layout of this substantial home make it ideally suited to buyers seeking a small holding lifestyle, with ample outdoor space to accommodate a range of interests. Whether you are looking for land to pursue hobbies, keep horses, rear chickens, or simply enjoy the freedom of country living, Greenacres presents a rare and versatile opportunity. The land is accessed via its own private driveway, ensuring a high degree of privacy and independence, and is further enhanced by a dedicated barn and a range of stables. These well-positioned outbuildings provide excellent facilities for equestrian use, livestock, or storage, reinforcing the property's suitability for those seeking a small holding or a rural lifestyle with practical amenities already in place.

The accommodation comprises an entrance hall leading to a well-balanced range of reception and living spaces, including a dining room, kitchen, sitting room, living room, conservatory, utility room, and a ground-floor WC.

To the first floor, there are three bedrooms, with the principal bedroom benefiting from an en suite, along with an additional shower room serving the remaining bedrooms.

In addition, the property features a two-bedroom annex positioned above the double garage, complete with two bathrooms, providing ideal accommodation for extended family, guests, or potential ancillary use.



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 G

EPC Rating D

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.

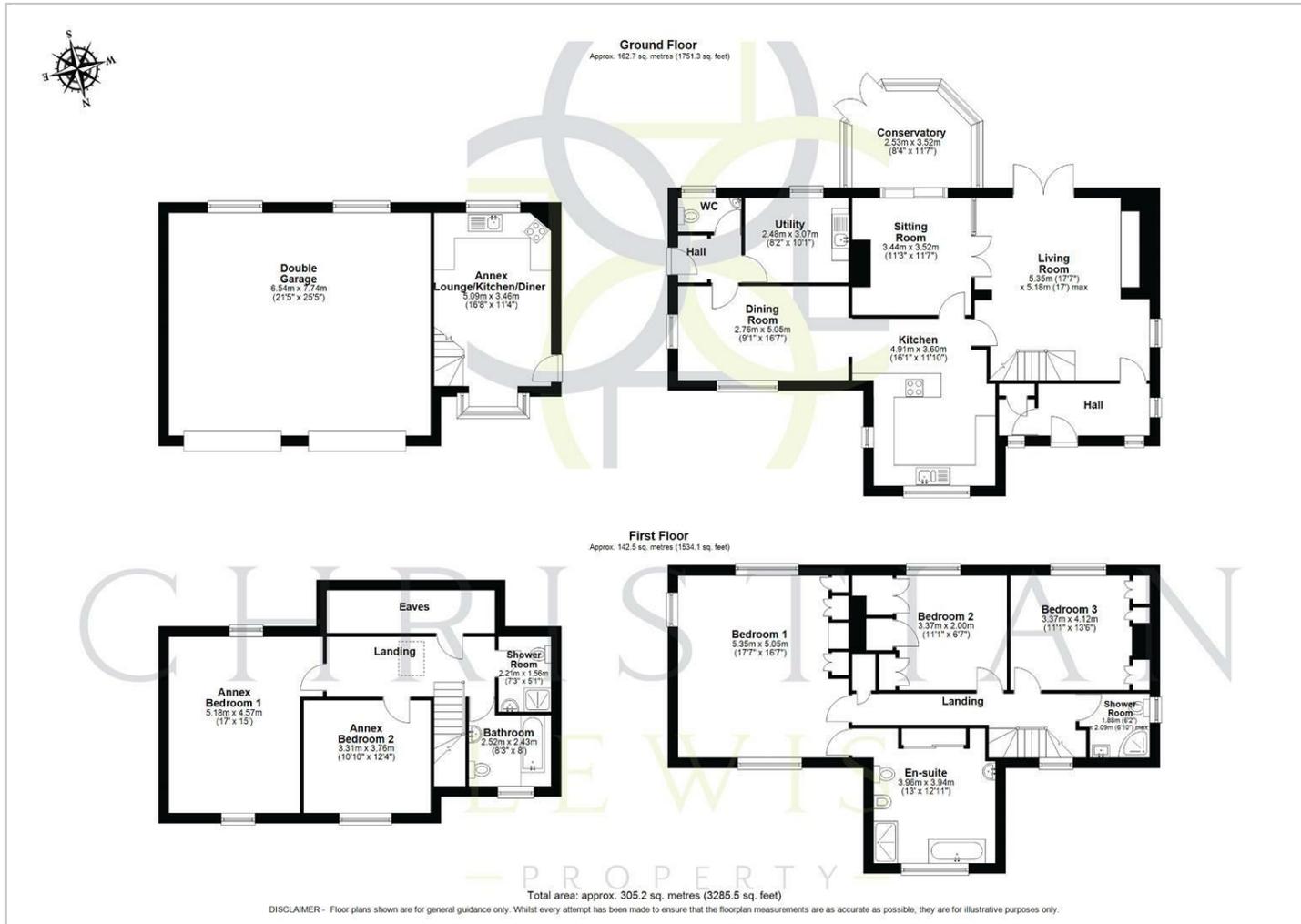






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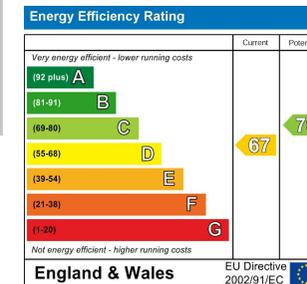
Floor Plans



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.