81 Elm Road, Evesham, WR11 3DR

Offers in excess of £650,000

4 2 3 C

CHRISTIAN LEWIS PROPERTY

81 Elm Road

Evesham, WR11 3DR

- A fully refurbished family home which is guaranteed to blow you away
- Four bedroooms, two bathroom
- No expense has been spared
- Offered to the market in show home condition
- Stunning kitchen/dining/living to the rear
- Exacting standards and finishes throughout

A FULLY RENOVATED FAMILY HOME WHERE NO EXPENSE HAS BEEN SPARED - PREPARED TO BE BLOWN AWAY!

Properties of this calibre are rarely brought to the market, and it is fair to say this exceptional home comes remarkably close to perfection. Having been comprehensively remodelled, extended and meticulously renovated by the current owners, the property has been finished to an exacting standard throughout, offering an outstanding blend of style, quality and practicality.

From the moment you step inside, the attention to detail and superior craftsmanship are immediately apparent. Extending to just under 2,300 sq ft, the accommodation is both generously proportioned and thoughtfully arranged, providing an ideal balance of living and entertaining space.

The ground floor comprises an impressive entrance hallway, two elegant reception rooms to the front elevation, one featuring a charming log-burning stove, while both benefit from bespoke fitted cabinetry. To the rear lies a stunning open-plan kitchen/dining room, undoubtedly the heart of the home, complemented by a utility room and cloakroom/WC.

The first floor offers four well-appointed bedrooms, including a superb principal suite with en-suite facilities, together with a stylish family bathroom.

Externally, the property continues to impress with an in-and-out driveway providing ample off-road parking, a single garage, and beautifully landscaped rear gardens. Professionally designed and planted to provide colour and interest throughout the seasons, the garden features a variety of seating areas, creating the perfect setting for both relaxation and entertaining.

Offers in excess of £650,000

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 D
EPC Rating C

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.

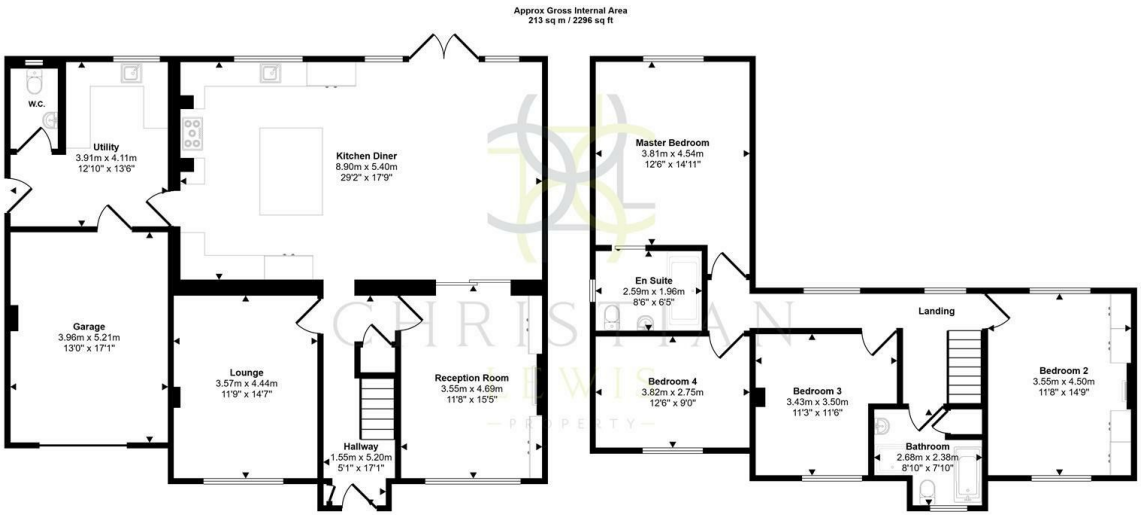
Anti Money Laundering & Financial Regulations

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.

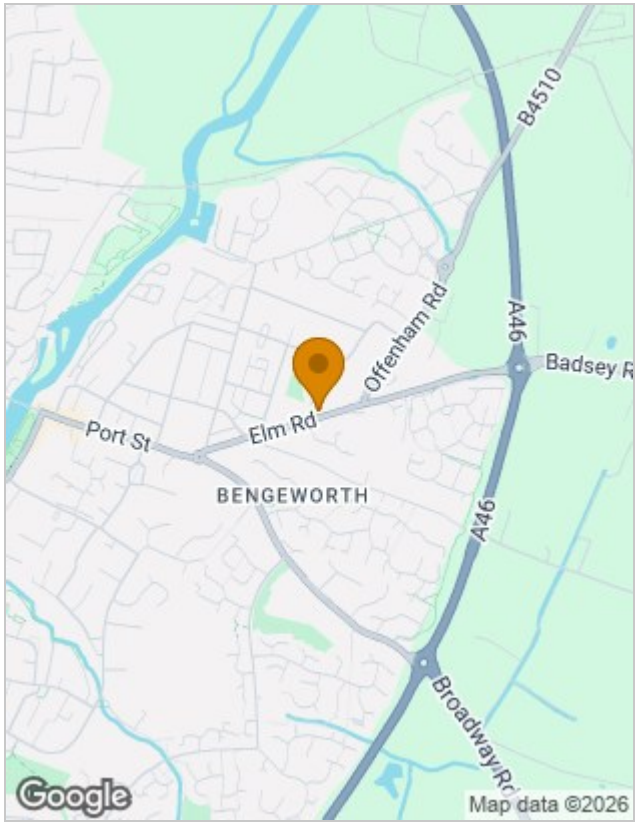
A non-refundable AML verification fee of £30 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

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.

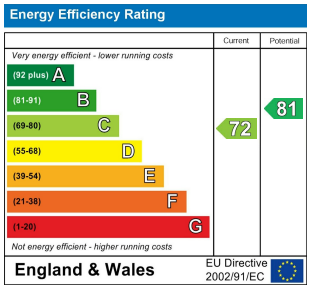
Floor Plans



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.

86 High Street, Evesham, Worcestershire, WR11 4EU
Tel: 01386 442929 Email: sales@christianlewisproperty.co.uk www.christianlewisproperty.co.uk