



The Grange, 66 Greenhill, Evesham, WR11 4NF

Offers over £1,200,000





The Grange, 66 Greenhill

Evesham, WR11 4NF

- A beautiful period property situated on a wonderful plot, positioned behind electric gates
- A former private school offering in excess of 5,000sqft
- Oozing with original and character features
- Well stocked and manicured front, rear and side gardens
- Detached double garage plus store
- Five bedrooms, four bathrooms
- Walking distance to the train station with direct train to London Paddington
- It really is a must see property, a truly once in a lifetime opportunity

A truly remarkable period home, full of character, history, and elegant charm.

Tucked away behind secure electric gates and reached via an impressive, sweeping driveway, this grand Grade II period home sits proudly on one of Evesham's most sought-after roads. Formerly a prestigious private school, the property exudes elegance and heritage from the moment you arrive. Occupying an exceptional and generously sized plot, it offers outstanding outdoor space, extensive parking for numerous vehicles and the added benefit of a detached double garage complete with an adjoining store. This is a home that must be experienced in person to be fully appreciated.

The moment you step through the door of The Grange, you are greeted by an immediate sense of grandeur. The stunning entrance hall sets the tone for the rest of the home, featuring an impressive winding staircase adorned with a classic carpet runner. The ground floor offers excellent versatility, boasting three generous reception rooms ideal for both everyday living and entertaining. The well-appointed kitchen/breakfast room features a central island and ample space for family dining, complemented by a separate utility room and a convenient downstairs W/C.

Upstairs, the first floor accommodates five beautifully proportioned bedrooms. Three of these enjoy the luxury of their own en-suite bathrooms, while the remaining rooms are served by a spacious and well-presented family bathroom. Additionally, the property features a substantial cellar located beneath the north side of the house. This versatile space offers excellent potential for future conversion (STPP), whether you envision a home cinema, gym, or additional living area. Alternatively, it serves perfectly as a generous storage area in its current form.



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Additional Information

Tenure: Freehold

Local Authority: Wychavon

Council Tax Band: TBC

EPC Rating: Exempt - Grade II listed

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 £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.





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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