



3 Blakes Hill, Evesham, WR11 8QN

Offers in excess of £375,000

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CHRISTIAN  
LEWIS  
—PROPERTY—



Offers in excess of £375,000

# 3 Blakes Hill

Evesham, WR11 8QN

- Extended older style property offering a vast amount of space
- Great views
- A detached cabin in the garden with its own access entrance
- Must be viewed to be fully appreciated

## BEAUTIFUL OPEN ASPECT TO THE FRONT PLUS TWO BEDROOM CABIN IN THE GARDEN

The main home has been thoughtfully extended and reconfigured to deliver exceptionally versatile living accommodation. It now offers three generous reception rooms, providing clearly defined yet adaptable spaces ideal for family living, formal entertaining, or the increasing demand for home working. Each room benefits from an excellent sense of proportion and flow, creating a practical yet welcoming layout.

To the first floor are three well-proportioned bedrooms. The third bedroom further benefits from a staircase rising to a converted attic room, adding valuable additional space. This upper-level room lends itself perfectly to use as a home office, hobby room, guest accommodation, or teenage retreat, enhancing the property's overall flexibility.

Positioned to the front, the house enjoys a delightful southerly aspect across open fields. This attractive outlook not only provides a picturesque rural backdrop but also allows sunlight to stream into the principal rooms throughout the day, creating a bright and uplifting interior environment.

Externally, the property includes the practical advantage of an en-bloc garage, offering secure parking or additional storage.

A particularly impressive feature is the substantial detached cabin, entirely self-contained with its own independent services and private access. This superb ancillary accommodation comprises two double bedrooms, including a principal bedroom with en-suite shower room, alongside a separate contemporary shower room. The modern open-plan kitchen and family living area forms the heart of the cabin, delivering a stylish and sociable space suitable for a variety of uses. Whether utilised for multi-generational living, guest accommodation, a home business, or potential rental income (subject to any necessary consents), this detached dwelling offers exceptional versatility.



## Additional Information

Tenure: We understand that the property for sale is Freehold

Local Authority: Wychavon

Council Tax Band: We understand that the Council Tax Band for the property is Band C / Log Cabin - A

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.

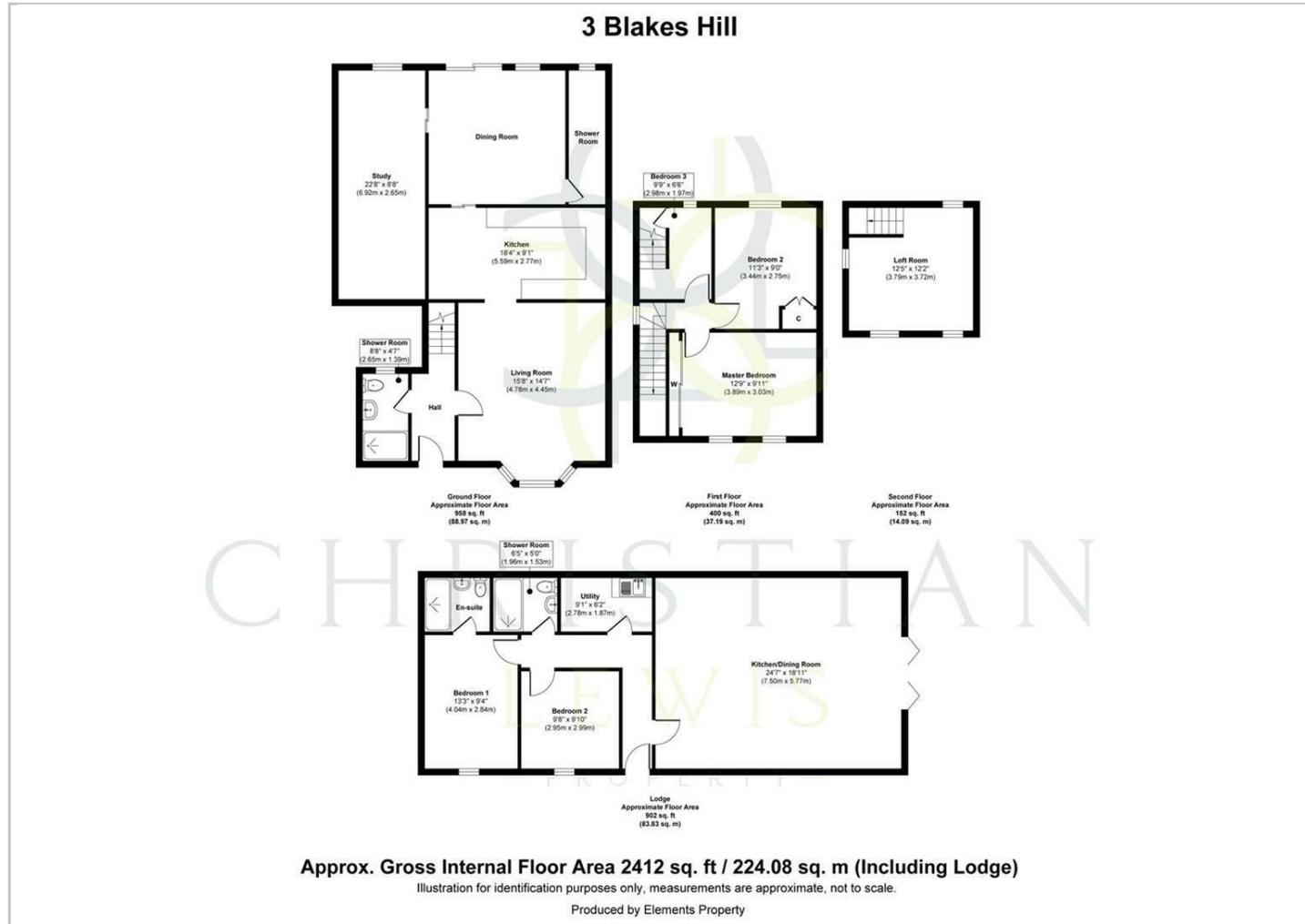
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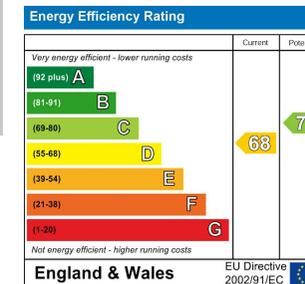
## Floor Plans



## 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.