



2 Penelope Gardens, Evesham, WR11 7SG

Asking price £600,000





# 2 Penelope Gardens

Evesham, WR11 7SG

- A executive detached family home located in a rural setting
- Four bedrooms, three bathrooms
- On the cusp of the Cotswolds
- Double garage plus parking
- Scope to make your own and personalise
- It must be viewed in person to be appreciated

## A DETACHED FAMILY HOME WITH OPEN FIELDS TO THE FRONT PLUS DOUBLE GARAGE

A spacious and well-presented four-bedroom detached family home, occupying a generous plot within a peaceful cul-de-sac in the heart of the highly sought-after village of Wickhamford.

The accommodation comprises an entrance hall, cloakroom, sitting room, dining room, kitchen/breakfast room, utility room, principal bedroom with en-suite, guest bedroom with en-suite, two further bedrooms, and a family bathroom. Outside, the property benefits from a double garage, ample driveway parking, and mature gardens.

Upon entering, a welcoming entrance hall provides access to the principal ground-floor rooms. The impressive dual-aspect sitting room extends to over 25 feet in length and features an attractive exposed brick fireplace with an inset gas living-flame fire. A second reception room, currently used as a dining room, offers excellent versatility and enjoys direct access to the rear garden via patio doors.

The kitchen/breakfast room is fitted with a range of wall and base units, complemented by granite worktops and a breakfast bar. A range-style cooker with a five-ring gas hob creates a focal point, while the adjoining utility room provides additional practicality.

The first floor offers four well-proportioned bedrooms, three of which are doubles. The principal bedroom benefits from built-in wardrobes, dual-aspect windows, and an en-suite shower room, while the guest bedroom also enjoys en-suite facilities. A family bathroom serves the remaining bedrooms.



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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 C

### 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.

### 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.

### Outside

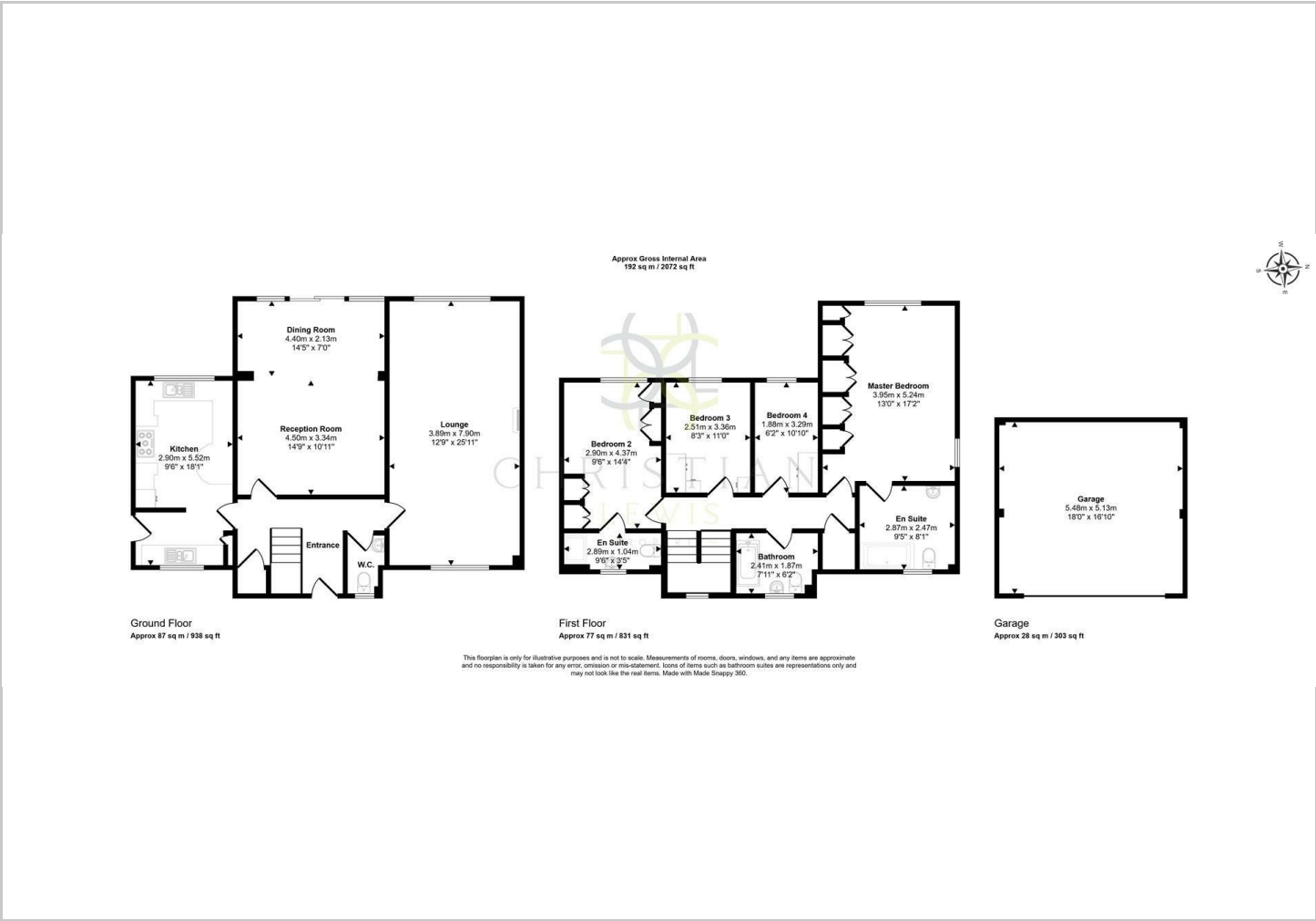
To the front of the property, secure gates open onto a block-paved driveway providing generous off-road parking and access to a detached double garage, complete with power and lighting. The enclosed front garden features a neatly maintained lawn area along with a useful timber storage shed.

The beautifully landscaped rear garden has been thoughtfully designed to provide an attractive and low-maintenance outdoor retreat. A series of paved seating terraces flow seamlessly onto a lawned area, complemented by well-established planting borders and enclosed by panel fencing, creating a private and inviting space for relaxation and entertaining.





Floor Plans



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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Location Map



Energy Performance Graph

