



Church Dene Evesham Road, Norton, WR11 4TL

Offers over £650,000





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- A fabulous period property refurbished with love and care
- Vast amount of space in excess of 2,000sqft
- Three reception rooms
- Private landscaped rear garden
- Wonderful curb appeal
- Four bedrooms, three bathrooms
- Single garage
- Bursting with character and features

Church Dene is an exceptional detached period home that has been beautifully restored and meticulously maintained by its current owners over many years. Rich in character and charm, this stunning family home seamlessly blends timeless features with modern comforts.

Boasting over 2,000 square feet of versatile living space, the property offers an impressive layout that caters to a variety of lifestyles and family needs. Every room reflects the care and attention that has gone into preserving its unique heritage while ensuring it meets the demands of contemporary living.

From the moment you step inside, it is evident that Church Dene is more than just a house—it's a cherished home oozing character features. An in-person viewing is highly recommended to truly appreciate the warmth, quality, and distinctive elegance that this remarkable property has to offer.

The accommodation comprises a charming snug, a spacious sitting room, and an inviting living room—each offering a warm and comfortable setting for relaxation or entertaining. At the heart of the home lies a beautifully appointed kitchen/dining area, enhanced by striking vaulted ceilings that create a sense of space and light. Adjacent to the kitchen is a practical utility room with a convenient downstairs WC.

Upstairs, the property features four well-proportioned bedrooms. Two of the bedrooms benefit from stylish en-suite facilities, while the remaining rooms are served by a modern family shower room—ideal for busy households.

Externally, the property enjoys a beautifully landscaped rear garden, perfect for outdoor entertaining or quiet enjoyment. Additional advantages include a single garage, driveway parking, and a peaceful setting that enhances the overall appeal of this delightful home.



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Additional Information

Tenure: We understand that the property is for sale Freehold.

Local Authority: Wychavon District Council

Council Tax Band: We understand that the Council Tax Band for the property is Band E
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.

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.

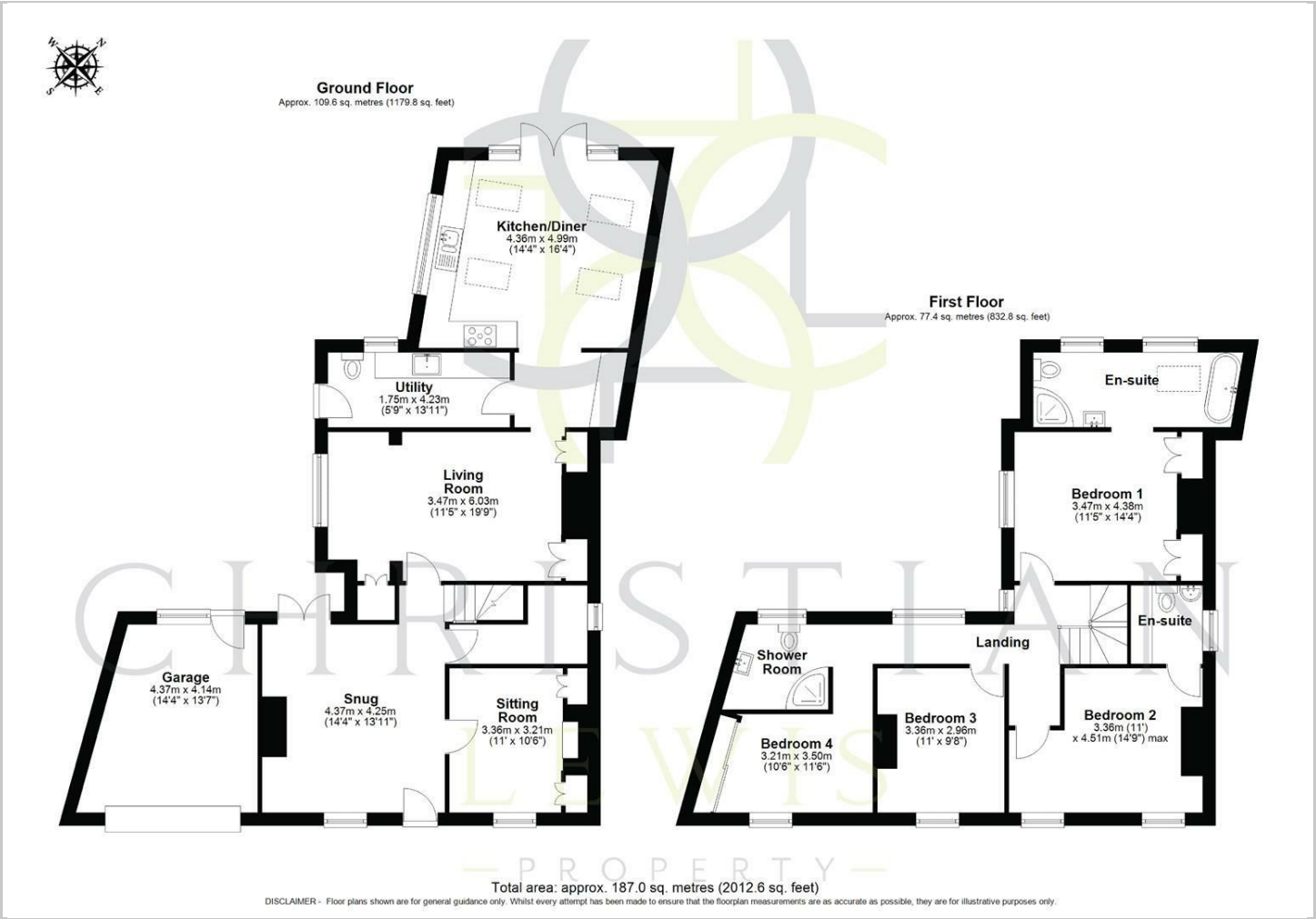
A non-refundable AML verification fee of £30 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

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

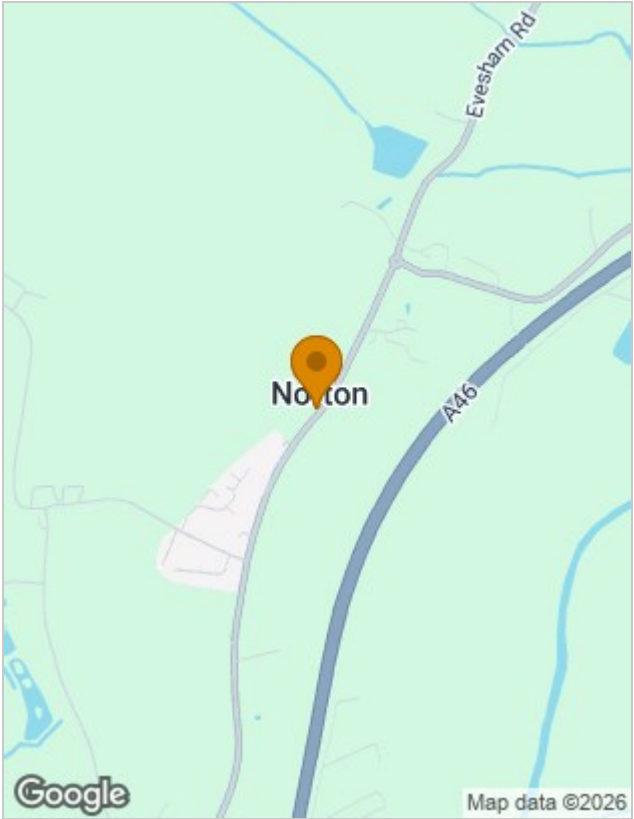


Viewing

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.

Location Map



Energy Performance Graph

