



Plot 4, Appletree House, Lower Croft Barns Winchcombe

Offers over £700,000









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# Plot 4, Appletree House, Lower Croft Barns Evesham, WR11 7UB

- A bespoke development of just four individually built homes
- Ample parking to the front
- Brand new and ready to move into before Christmas
- Four double bedrooms, three bathrooms
- Sunny aspect to the rear
- Highly regarded village

Appletree House represents the perfect opportunity for those looking for a detached rural property, offering the charm of rural living within a small and exclusive development. This unique collection consists of just four individually designed, brand-new homes, each crafted with care to combine modern comfort with a peaceful countryside setting.

Positioned at the entrance of the development, this home offers an ideal setting for a wide range of buyers, from growing families seeking ample space and a peaceful environment to discerning downsizers looking for comfort, style, and a tranquil rural lifestyle.

Located in the sought-after village of Sedgeberrow, on the outskirts of the beautiful Cotswolds, this property truly must be viewed to be fully appreciated. Its exceptional location offers a harmonious blend of rural serenity and convenient access to the region's renowned scenery and amenities.

The property comprises a welcoming porch leading into a versatile utility/study area, a convenient w/c, and a spacious living room featuring a log burner and stylish bifold doors that open seamlessly to the garden. The heart of the home is the beautifully designed kitchen/diner, complete with a central island and an additional utility space, perfect for modern family living.

Upstairs, there are four generously sized bedrooms, two of which benefit from en-suite facilities, alongside a well-appointed family bathroom.

Additional features include a rear garden with a sunny aspect, ideal for outdoor entertaining or relaxing, and ample parking at the front of the property, providing both practicality and convenience.



## Additional Information

Tenure: Freehold.

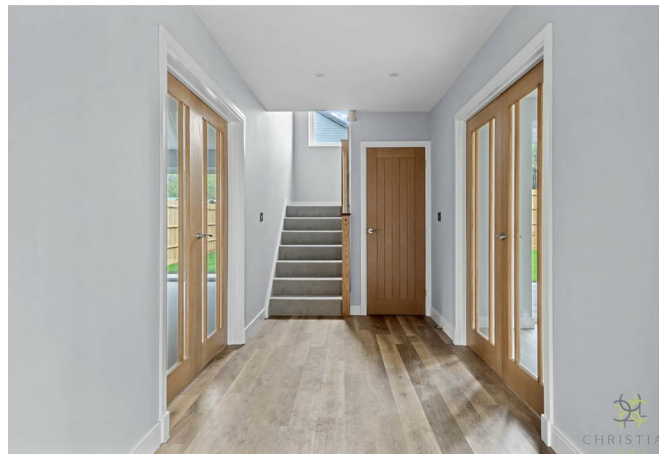
Local Authority: Wychavon

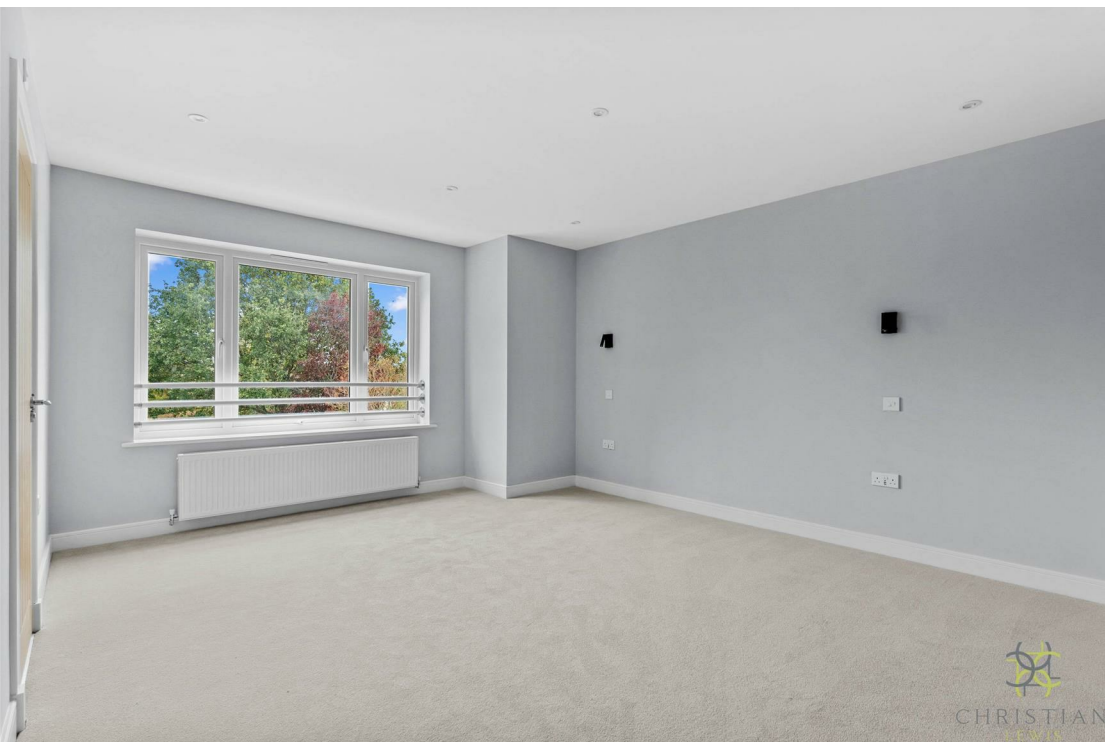
Council Tax Band: We understand that the Council Tax Band for the property is Band - TBC

EPC Rating: B

## 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.



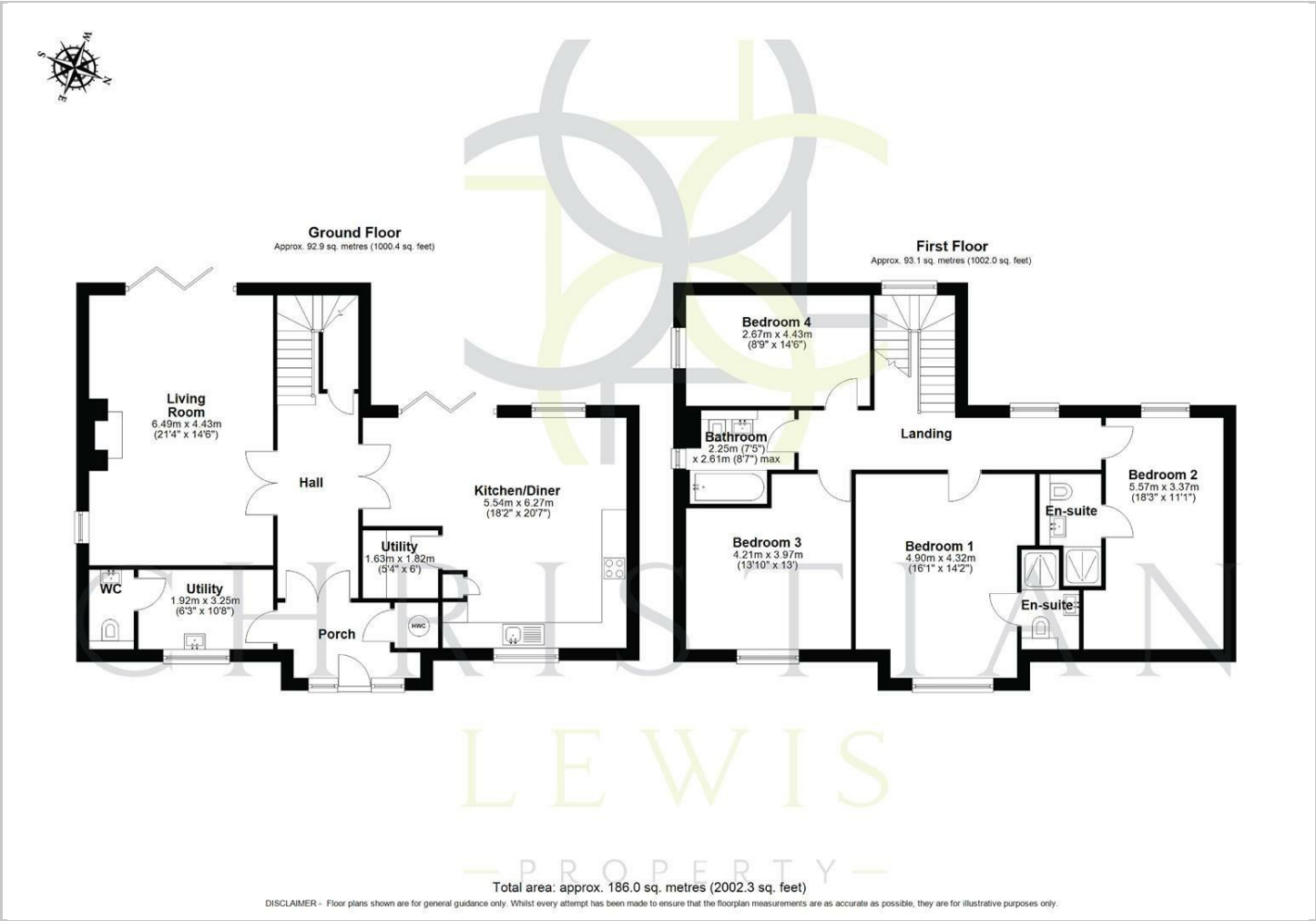






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Floor Plans



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

