



5 Lady Margaret Hall Way, Evesham, WR11 2TA

Offers in excess of £450,000

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CHRISTIAN
LEWIS
—PROPERTY—



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LEWIS

5 Lady Margaret Hall Way

Evesham, WR11 2TA

- A modern energy efficient family home
- Driveway providing ample parking and single garage
- Recently decorated and finished to a high standard by the current owners
- Detached
- South facing rear garden
- Ensuite to the master

A superb detached family home which has been tastefully finished by the current owners and is offered to the market in show home condition with all of the enhancements and upgrades already done.

We are delighted to present this exceptional detached family home, which has been thoughtfully and stylishly enhanced by the current owners to the highest standard. Presented in pristine, "show home" condition, this beautifully maintained property comes to market with all the hard work already done — featuring a range of tasteful upgrades and premium finishes throughout.

This is a rare opportunity to acquire your forever home in the highly desirable Evesham Gate development, a prestigious community crafted by renowned developers Bloor Homes. Offering the perfect blend of modern elegance, spacious accommodation, and a superb location, this home is ideal for growing families seeking both comfort and quality.

Boasting a "like new" feel, the property truly must be viewed in person to fully appreciate its generous proportions, flawless condition, and the lifestyle it affords. Whether you're moving up the ladder or settling into a long-term family haven, this home ticks all the boxes for contemporary living in one of the area's most sought-after settings.

This well-presented home features an entrance hall, guest W/C, a spacious living room, and an open-plan kitchen/diner. Upstairs, you'll find four bedrooms, including a master bedroom with en-suite, and a modern family bathroom.

Outside, the property boasts a south-facing rear garden with patio area and outdoor lighting—ideal for relaxing or entertaining. A private driveway offers ample parking and leads to a single garage.



Additional Information

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

Local Authority: Wychavon

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

EPC Rating: A

Disclaimer

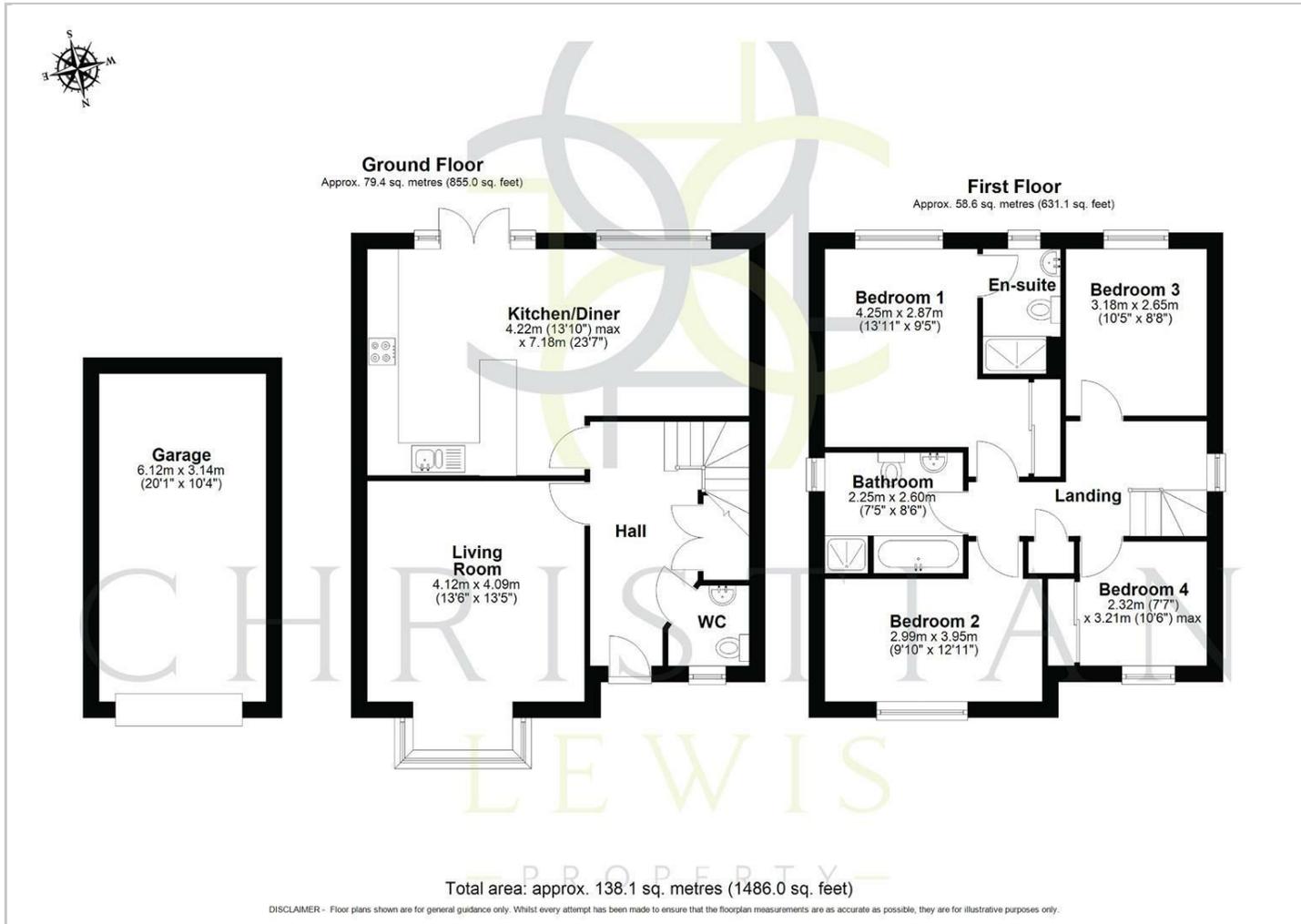
Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained 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.



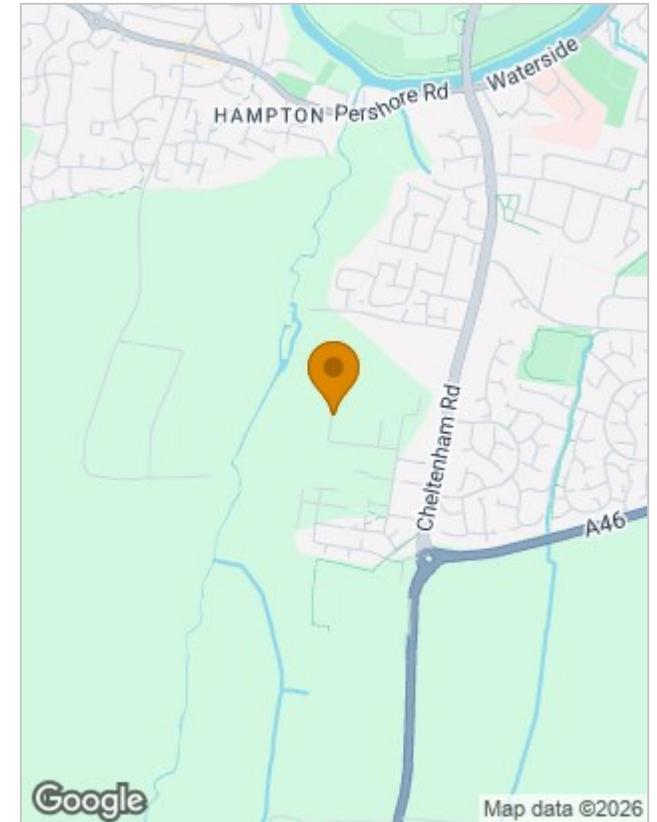




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		100+	100+
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.