



16 Sister Elms Drive

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## Sedgeberrow, Evesham, WR11 7UB

### £625,000 Freehold

**A brand new 3 bedroom, detached family home, situated on this small select development on the edge of the village.**

Reception hall • living room • dining room • kitchen/breakfast room • cloakroom • 3 bedrooms • 2 luxury bath/shower rooms • detached garage • good size garden • EV charger point • solar panels with battery storage • air source heat pump • underfloor heating (ground floor) • NHBC guarantee

#### Description

A substantial detached family house set in a good size plot, adjoining open fields at the rear and enjoying glorious views towards Dumbleton Hill. The accommodation includes a reception hall, cloakroom, living room with double doors to the rear, dining room, and a magnificent kitchen/breakfast room with a range of quality integrated appliances. Upstairs, there are 3 good size bedrooms and 2 luxury bath/shower rooms, the master with en suite. Outside, there is a detached garage, driveway, and a landscaped rear garden. The property further benefits from an air source heat pump, solar panels with battery storage, EV charger point, and an NHBC guarantee.







Site Plan  
1:500 Scale

### Situation

Sedgeberrow benefits from fast links to regional and national communications including the A46, M5 and M40. The village has an infant school, play group, village hall and public house. The market town of Evesham can be found less than 4 miles to the North and Cheltenham is situated approximately 13 miles to the south, both with a mainline rail service to London Paddington, and a comprehensive range of educational, leisure and shopping facilities.

### Further Information:

**Local Authority** Wychavon District Council.

**Tax Band** TBC.

**Electricity Mains.** **Water Mains.** **Sewerage Mains.**

**Heating** Air Source Heat Pump.

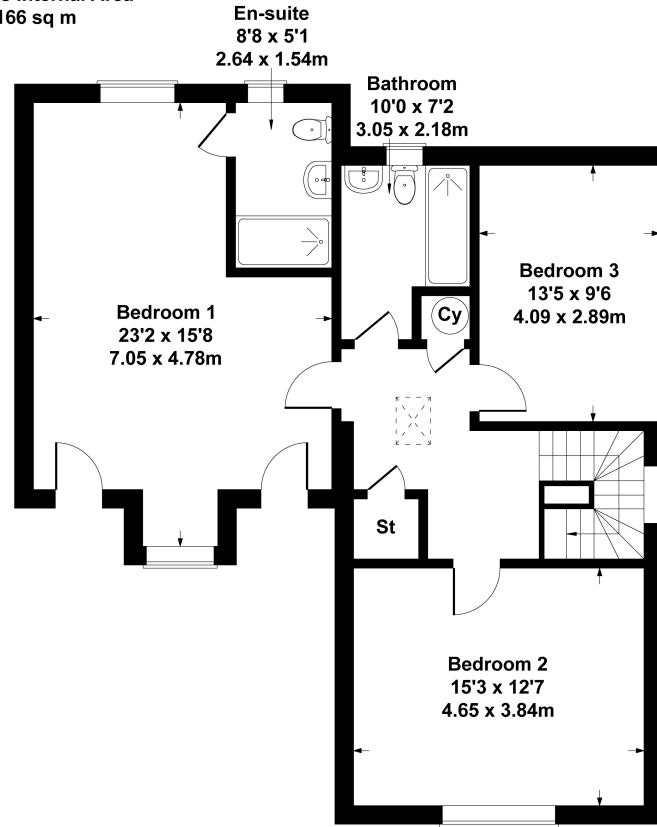
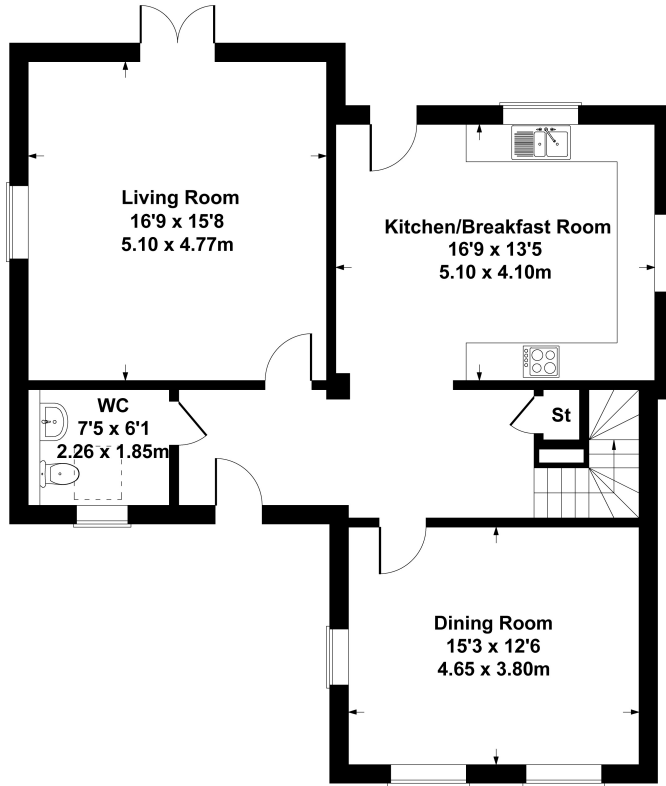
**Estate Service Charge** TBC.

Purchasers should carry out their own investigations regarding the suitability of these services.

**AGENTS NOTE** The photos have been digitally enhanced and are only an indication of the finished product.

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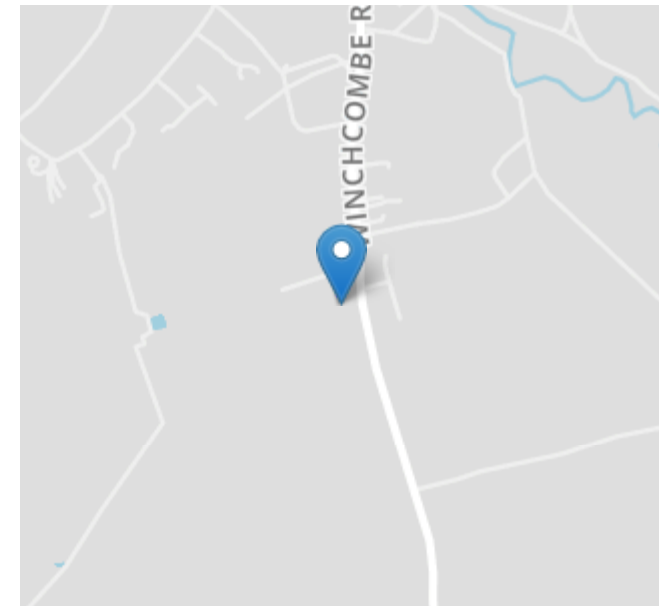
Approximate Gross Internal Area  
1787 sq ft - 166 sq m



### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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