



14 Sister Elms Drive

14 Sister Elms Drive

Sedgeberrow, Evesham, WR11 7BD

£1,150,000 Freehold

A brand new 4 bedroom, detached, family home situated on this small select development on the edge of the village.

APPROX 3300 SQUARE FEET • impressive reception hall • living room • magnificent kitchen/dining/family room • utility room • cloakroom • home office • 4 double bedrooms • 3 luxury bath/shower rooms • detached double 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, which extends to approx. 3300 square feet, includes a grand reception hall, living room with feature wood burner, a magnificent kitchen/dining/family room with a range of quality integrated appliances and fully retractable bi-folding doors, a utility room, cloakroom, and home office. There are 4 double bedrooms and 3 luxury bath/shower rooms (2 en suite). Both the master bedroom and guest bedroom are on the ground floor, the master with a large dressing room and bi-folding door opening out to the rear. Outside, there is a detached double 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.





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.

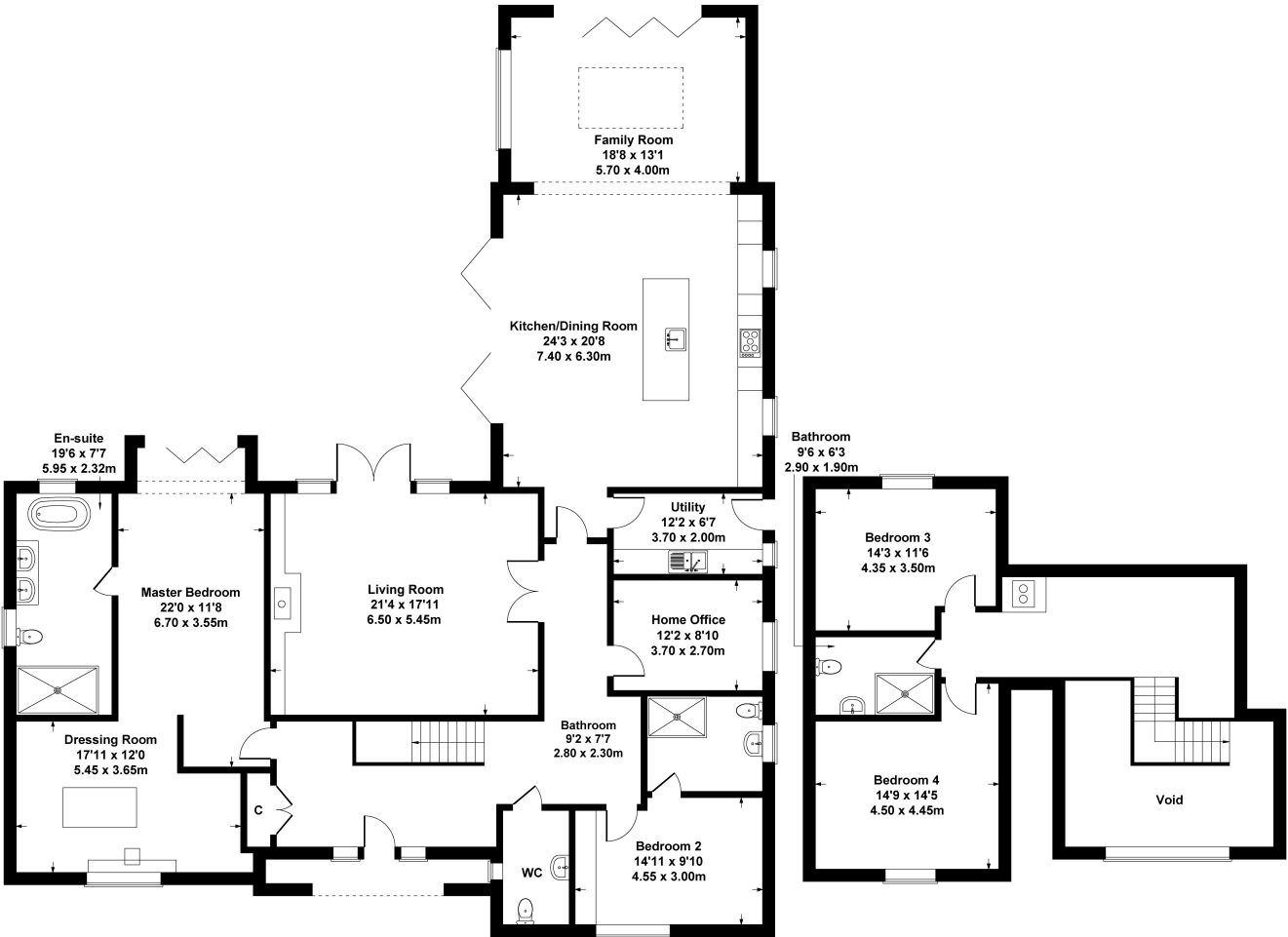
Estate Service Charge £711.25pa

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

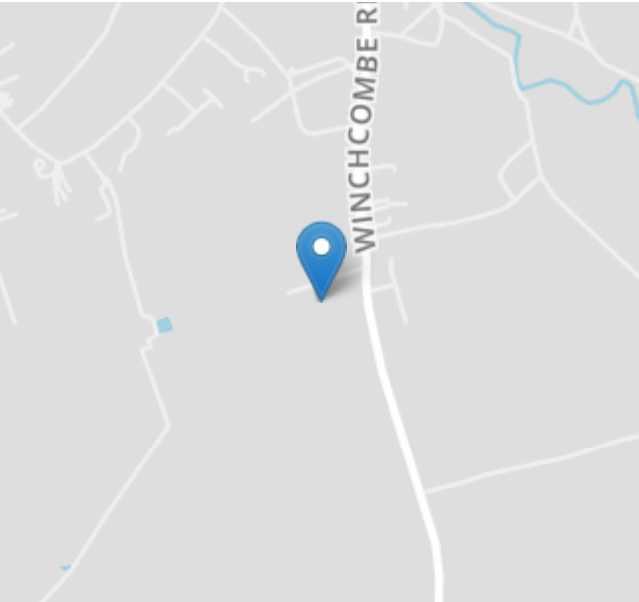
AGENTS NOTE The photos have been digitally enhanced and are only an indication of the finished product.

Sedgebarrow

Approximate Gross Internal Area
3272 sq ft - 304 sq m
(Excluding Void)



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+) A	93	93
(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, Scotland & Wales	EU Directive 2002/91/EC	

Nick Griffith Estate Agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of any contract. (ii) No person in the employment of Nick Griffith Estate Agents has any authority to make any representation or warranty whatever in relation to this property.