



Sedgeberrow

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ESTATE AGENTS

Sedgeberrow

Winchcombe Road, Sedgeberrow, Evesham, WR11 7UZ

Guide Price £865,000 Freehold

A substantial 4 bedroom, detached, family house set in approx. 0.8 of an acre adjoining open fields at the rear and with far reaching views.

APPROX. 2200 SQUARE FEET • reception hall • living & family room • home office • magnificent kitchen/dining room • utility room • cloakroom • 4 double bedrooms • 3 bath/shower rooms • approx. 0.8 of an acre • detached garage • driveway • air source heat pump • double glazing • far reaching views

Description

Built 10 years ago, this beautifully presented detached family home sits in approx. 0.8 of an acre in this quiet sought after village. The impeccably presented accommodation includes a reception hall, c. 8.63 x 5.91m living/family room with feature fire and retractable bi-folding doors to the rear, home office, magnificent kitchen/dining room overlooking the garden, separate utility room, and a downstairs cloakroom. Upstairs, there are 4 double bedrooms all with fitted/built-in wardrobes and 3 luxury bath/shower rooms, the master and guest bedrooms both with en suite. Externally, there is a gravelled driveway providing parking for several cars and a detached garage with internal store room. To the rear is an impressive landscaped garden and meadow which backs onto open fields. The property further benefits from an Air Source Heat Pump, double glazing, and enjoys lovely far reaching views.

Further Information:

Local Authority Wychavon District Council. **Tax Band** G. **Electricity** Mains.

Water Mains. **Sewerage** Mains. **Heating** Air Source Heat Pump. **Broadband** Connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.

Agents Note No caravans can be parked on the drive.



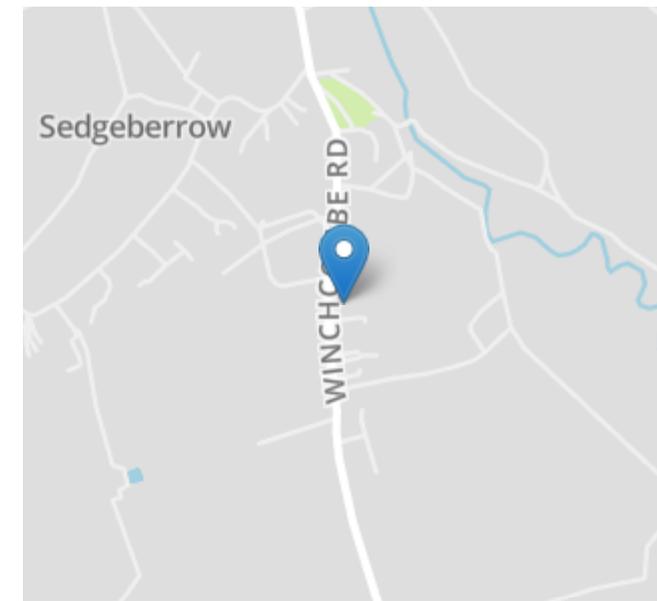
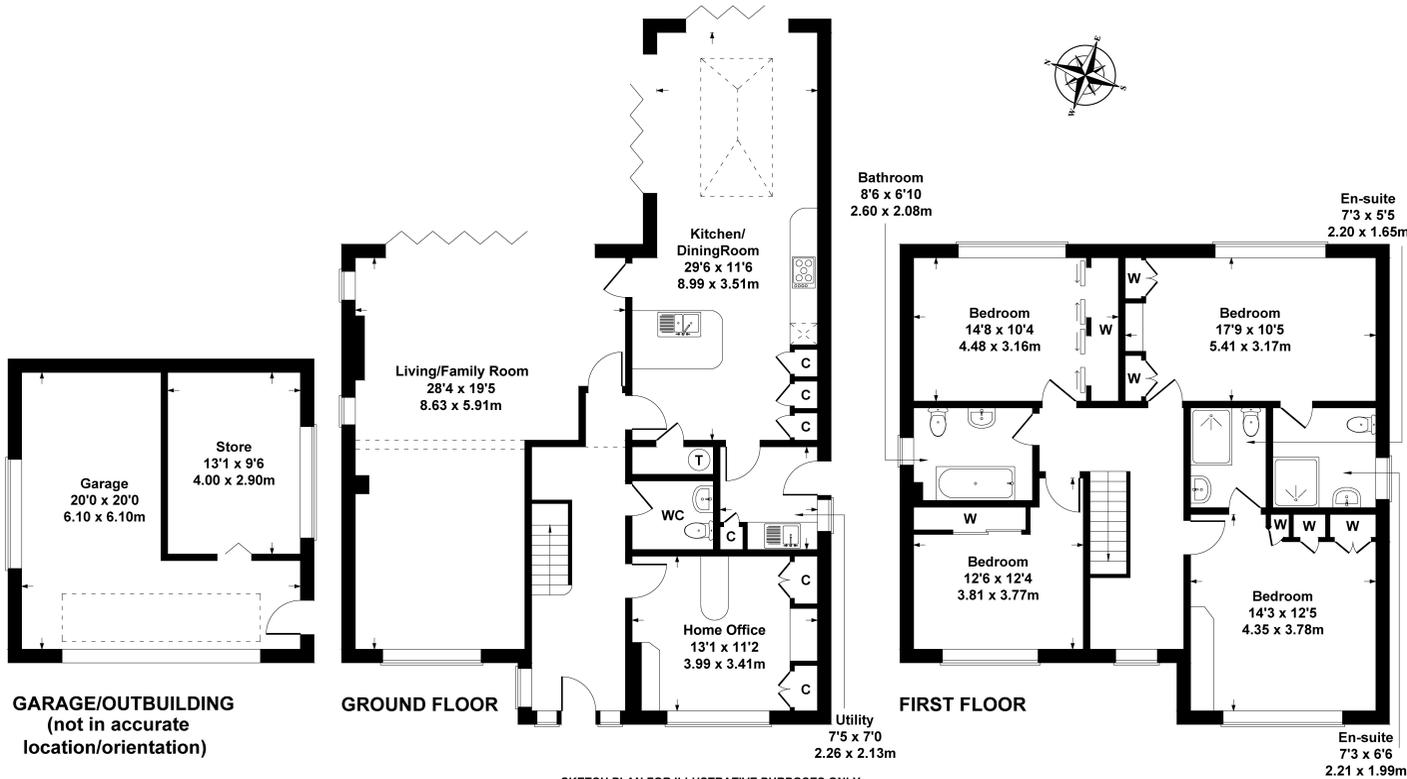


Situation

Sedgeberrow benefits from fast links to regional and national communications including the A46, M5 and M40. The village has an infant school, playgroup, 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.

81 Winchcombe Road

Approximate Gross Internal Area
 House : 2217 sq ft - 206 sq m
 Garage : 398 sq ft - 37 sq m
 Total : 2615 sq ft - 243 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	78
(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	

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