



Westmead, The Groaten  
Ashton-Under-Hill  
Evesham  
WR11 7ST

**£2,500 PCM**



CHRISTIAN  
LEWIS  
— PROPERTY —



## Westmead The Groaten, Ashton-Under-Hill, Evesham, WR11 7ST

£2,500 PCM

**\*\*SHOWSTOPPING PROPERTY, NOT TO BE MISSED\*\***

Positioned on the edge of the village, this impressive detached residence enjoys commanding views across unspoiled open countryside. The property offers generous and versatile living space, perfectly suited to the needs of a growing family. Set within beautifully landscaped and well-established gardens extending to approximately three-quarters of an acre, it provides a wonderful balance of privacy, space, and natural beauty, an ideal setting for both everyday living and entertaining.

The property is approached by a long, sweeping driveway, which not only creates a grand sense of arrival but also provides extensive parking for several vehicles. Upon entering, the spacious reception hall sets the tone for the accommodation on offer. The ground floor comprises a generously proportioned living room complete with log burner fire, a dedicated study, ideal for those working from home and a bright, modern, open-plan kitchen and dining area, which forms the heart of the home and provides an excellent space for family gatherings. In addition to the large living space, the property further boasts a versatile games room, a practical utility room, and a convenient ground-floor W/C.

On the first floor you will find 4 well proportioned bedrooms - 3 of these further benefitting from built in wardrobes, a family bathroom with bath, wc and basin and a separate shower room with walk in shower, wc and basin.

Outside the property is complimented with an abundance of outdoor space, predominantly laid to lawn with well established shrubs and trees, on a multi level setting adding to the privacy. Additionally, there is patio area, perfect for that morning coffee.

The property is offered on an Unfurnished basis || Energy Rating E || Council Tax Band G || Available Now || Families with Pets Welcome

#### Lettings Important Details

The property is offered on an Unfurnished basis

Council Tax Band - G

Energy Performance Rating - E

To Check Broadband Availability - Ofcom Broadband Checker

Mobile Coverage - Ofcom Mobile Coverage Checker

Additional Property Details - Wychavon - My Local Search

Mains water & electricity

Oil fired central heating

Solar water heating

Mains drainage

Please note, this property is available for both rental & sale, therefore it may be withdrawn from the market with no prior notice.

#### \*DISCLOSURE\*

Whilst we make enquiries with the property owner 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 owner. Please inform us if you become aware of any information being inaccurate.

#### Important Application & Tenancy Costs Information

A refundable holding deposit equivalent of one weeks rent will be required upon provisional acceptance of application to secure the property until all checks have been completed.

Following successful completion of all referencing checks the one weeks deposit will be transferred to your tenancy account and used towards the first months rent, unless otherwise agreed.

The holding deposit is non refundable in the following situations and instead used to contribute towards incurred costs;

- You and/or any of your co-applicants decide to withdraw from the process after this application is submitted to us.
- No legal authority to rent (Failing Right to Rent Checks)
- False, inaccurate, missing, or misleading information is supplied by you
- Failure by the applicants, referees and/or guarantors to complete the process
- Failure to sign a Tenancy agreement within 14 days from the date of application unless otherwise previously agreed. Should extension be permitted, a maximum of 21 days from payment of holding deposit is required

A full deposit equating to five weeks rent is payable upon signature of agreement and before move in.

#### Other Permitted Payments to Us During Tenancy

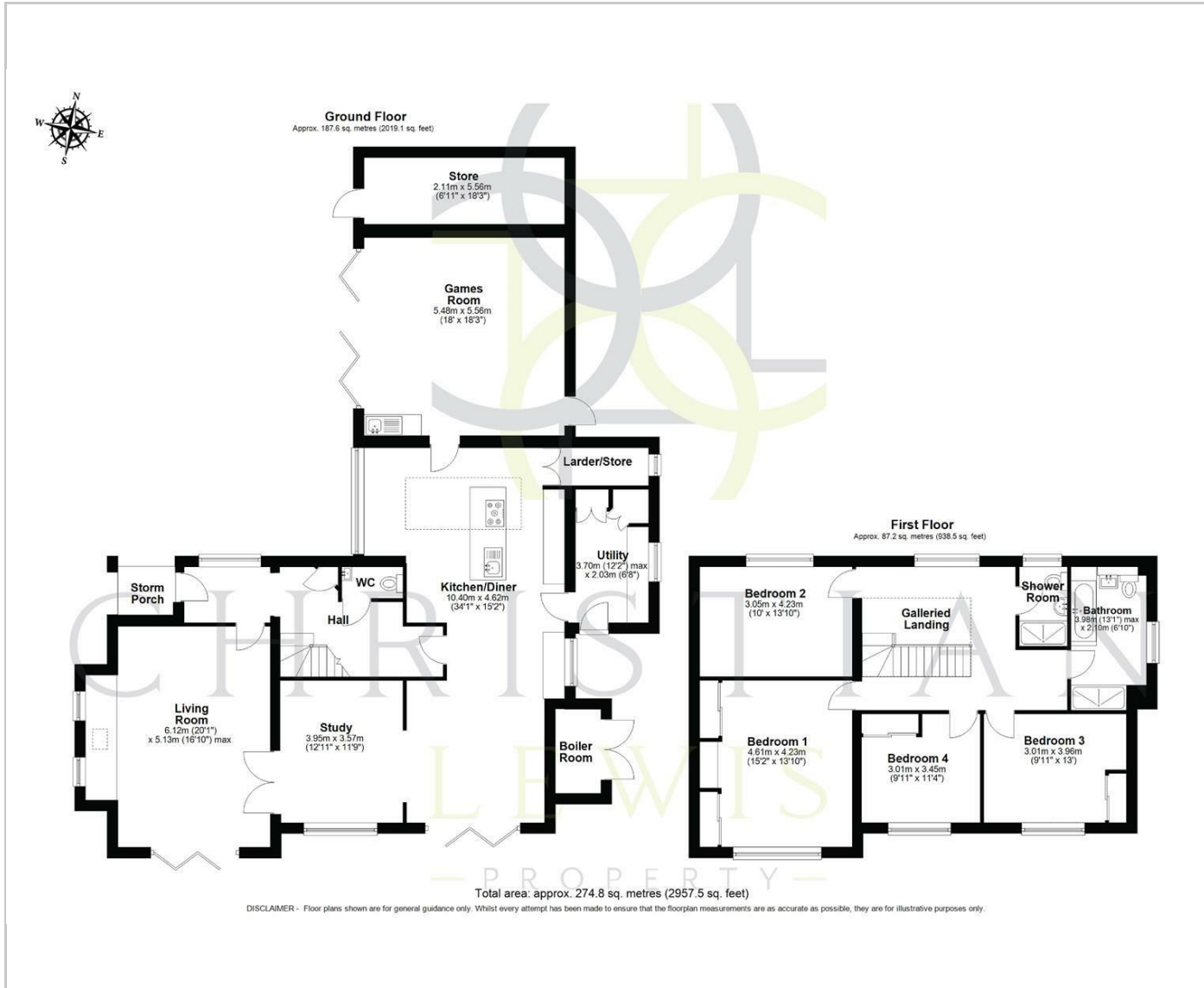
- Variation to Tenancy At Tenant Request - £50
- Cost of Replacement Keys - Cost of replacement
- Early Termination of Tenancy - Landlords reasonable costs
- Refundable Holding Deposit - equal to 1 weeks rent
- Full Deposit - rent under £50,000 per year equal to 5 weeks rent
- Full Deposit - rent over £50,000 per year equal to 6 weeks rent
- Company Let (Non Housing Act Tenancy) - £500
- Unpaid Rent (chargeable after 14 days of due date) - 3% over the bank of England base rate

#### Other Permitted Payments to Providers During Tenancy

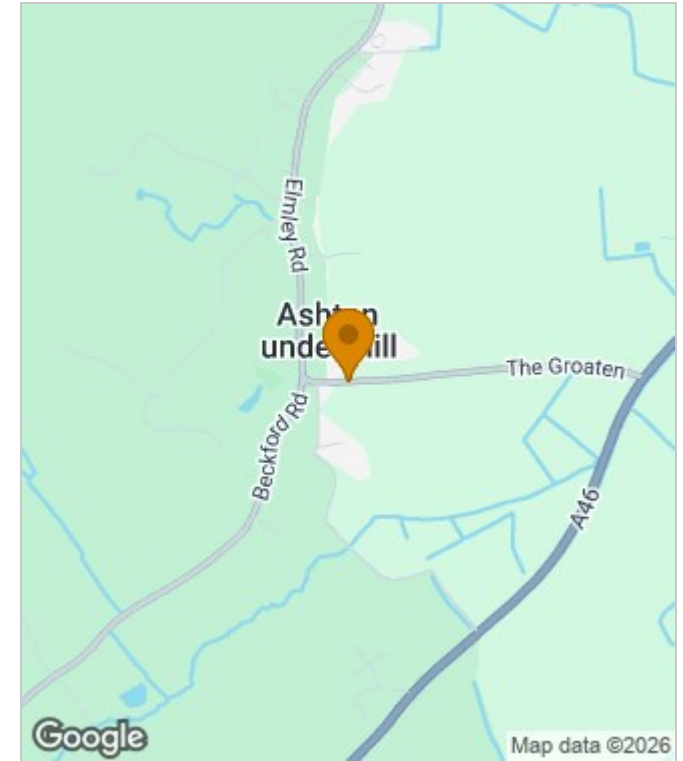
- Utilities (gas, electricity, water, oil)
- Council Tax
- Internet & Phone Subscriptions
- TV License (Where applicable)



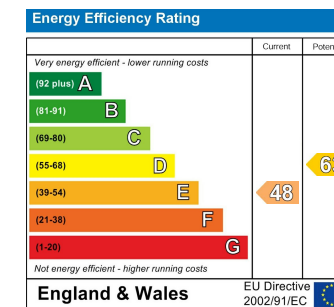
## Floor Plans



## Area Map



## Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.