



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**

**\*\*NEW PRICE\*\***

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

**FAMILIES AND PETS WELCOME**

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

#### 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

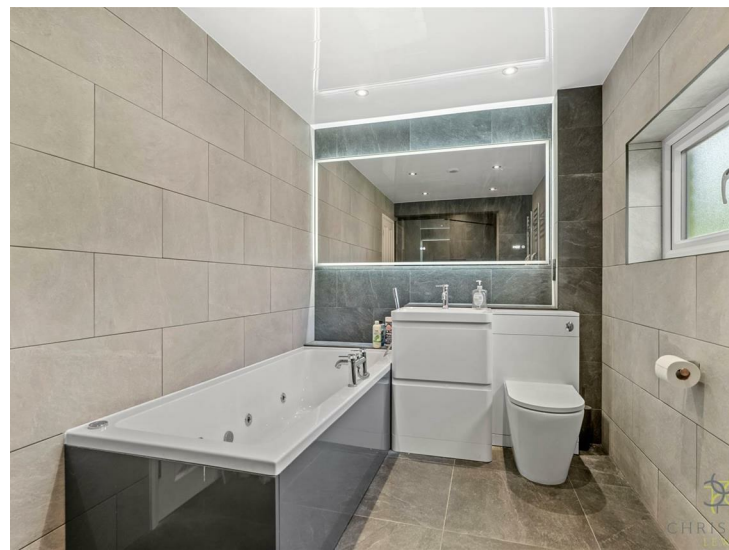
Solar water heating

Mains drainage

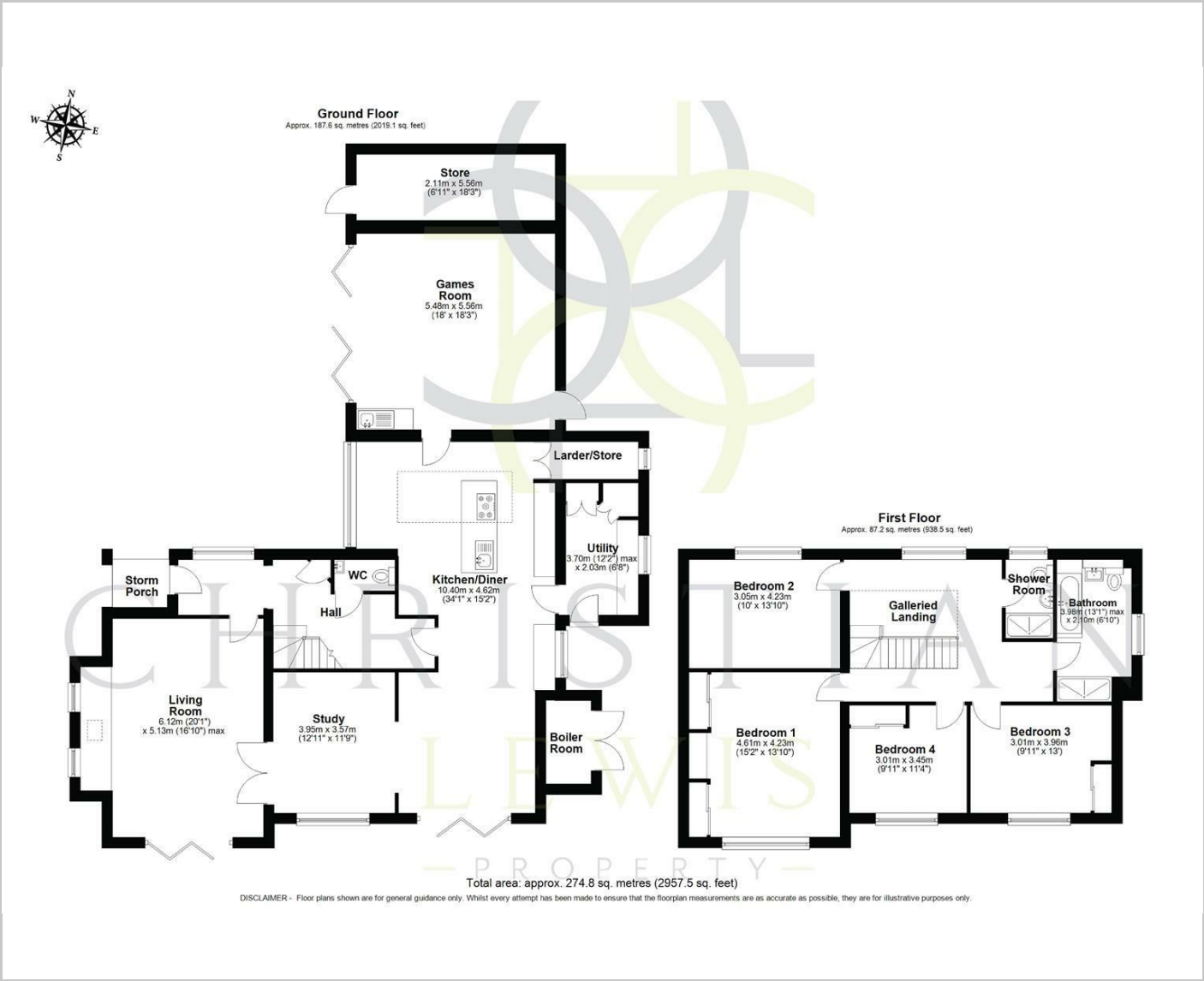
Please note, this property is available for both rental & sale, therefore it may be withdrawn from the market with no prior notice.

#### \*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.



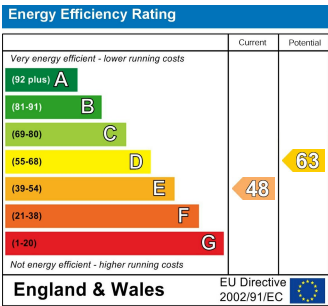
Floor Plans



Area Map



Energy Performance Graph



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