



Church Dene Evesham Road, Norton, WR11 4TL

Offers over £650,000

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# Church Dene Evesham Road

Norton, WR11 4TL

- A fabulous period property refurbished with love and care
- Vast amount of space in excess of 2,000sqft
- Three reception rooms
- Private landscaped rear garden
- Wonderful curb appeal
- Four bedrooms, three bathrooms
- Single garage
- Bursting with character and features

Church Dene is an exceptional detached period home that has been beautifully restored and meticulously maintained by its current owners over many years. Rich in character and charm, this stunning family home seamlessly blends timeless features with modern comforts.

Boasting over 2,000 square feet of versatile living space, the property offers an impressive layout that caters to a variety of lifestyles and family needs. Every room reflects the care and attention that has gone into preserving its unique heritage while ensuring it meets the demands of contemporary living.

From the moment you step inside, it is evident that Church Dene is more than just a house—it's a cherished home oozing character features. An in-person viewing is highly recommended to truly appreciate the warmth, quality, and distinctive elegance that this remarkable property has to offer.

The accommodation comprises a charming snug, a spacious sitting room, and an inviting living room—each offering a warm and comfortable setting for relaxation or entertaining. At the heart of the home lies a beautifully appointed kitchen/dining area, enhanced by striking vaulted ceilings that create a sense of space and light. Adjacent to the kitchen is a practical utility room with a convenient downstairs WC.

Upstairs, the property features four well-proportioned bedrooms. Two of the bedrooms benefit from stylish en-suite facilities, while the remaining rooms are served by a modern family shower room—ideal for busy households.

Externally, the property enjoys a beautifully landscaped rear garden, perfect for outdoor entertaining or quiet enjoyment. Additional advantages include a single garage, driveway parking, and a peaceful setting that enhances the overall appeal of this delightful home.



## Additional Information

**Tenure:** We understand that the property is for sale Freehold.

**Local Authority:** Wychavon District Council

**Council Tax Band:** We understand that the Council Tax Band for the property is Band E

**EPC Rating:** D

## Disclaimer

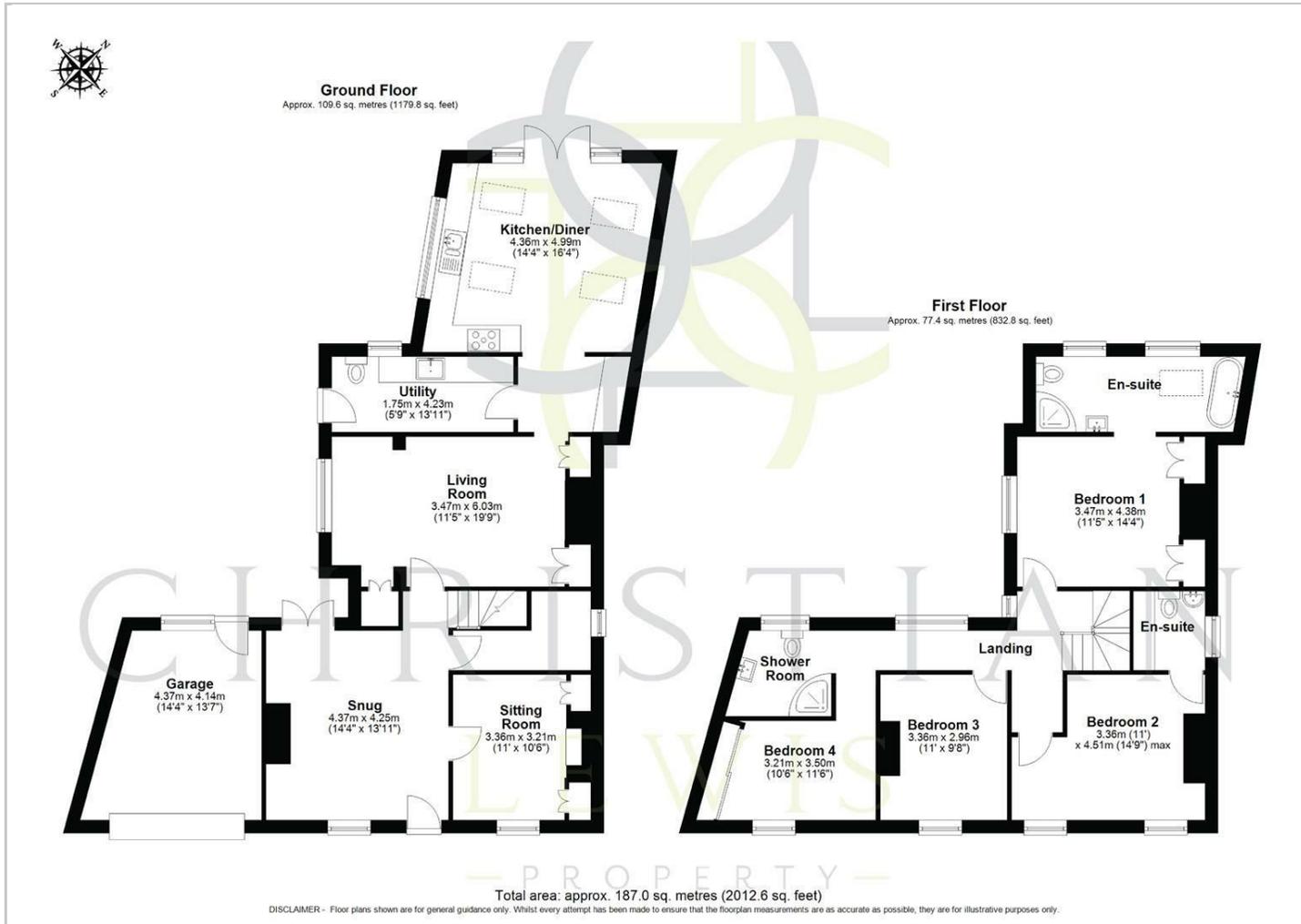
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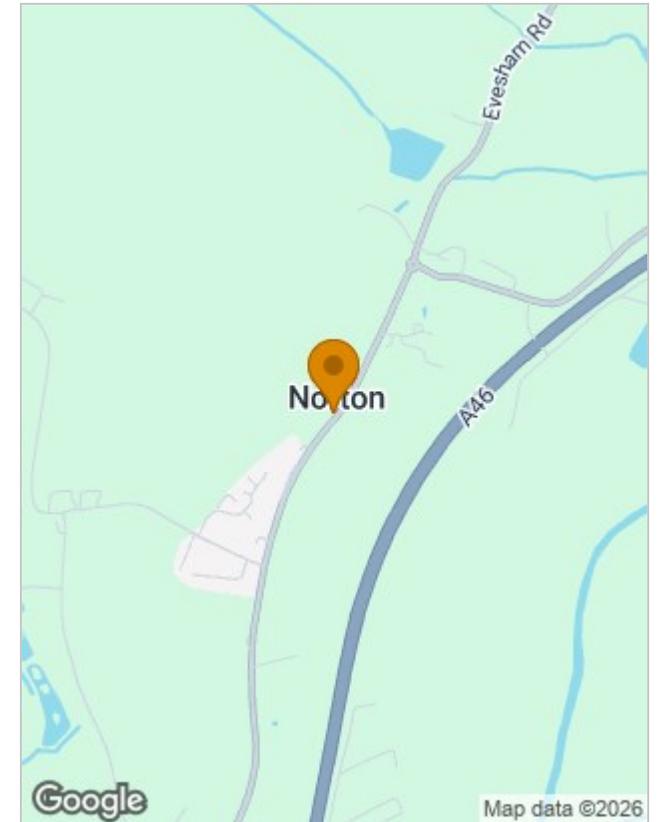




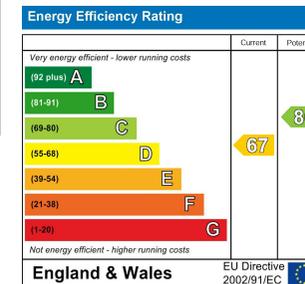
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Evesham Office on 01386 442929 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.