



Wycroft Pitches Hill, Evesham, WR11 7RT

Offers in the region of £375,000





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- A rural bungalow with far reaching views
- Chain free and ready to go to the rear
- Parking plus larger than average garage
- Three beds, two bath
- Cusp of the Cotswolds
- Single storey living

Located in the highly desirable village of Wickhamford, this extended three-bedroom detached bungalow presents a superb opportunity to acquire a spacious and versatile home, offering both immediate comfort and exciting potential for further enhancement.

The property features three generously proportioned bedrooms, including a well-appointed principal bedroom complete with a private ensuite shower room. The heart of the home is a large, contemporary kitchen/dining room, thoughtfully designed to provide an ideal space for both everyday family living and entertaining guests.

A bright and airy lounge offers a welcoming retreat, with ample space for relaxation and delightful views stretching out towards the rolling countryside beyond, creating a real sense of openness and tranquillity.

Externally, the property continues to impress with a beautifully maintained, south-facing landscaped garden—perfect for outdoor dining, entertaining, or simply unwinding in a peaceful setting.

To the front, a private driveway provides generous off-road parking and leads to a larger-than-average extended single garage, offering excellent storage or workshop potential.

Perfectly positioned between Evesham and Broadway, this home combines the ease of single-storey living with modern style and village charm. With scope for further upgrading or personalisation, it represents an excellent opportunity for buyers seeking a stylish yet adaptable property in a sought-after location.

Evesham lies approximately 3.5 miles away and offers a comprehensive range of amenities, including supermarkets, independent shops, leisure facilities, a cinema, pubs, restaurants, and well-regarded schools. The town also benefits from a mainline railway station providing direct links to London. Additionally, the property is conveniently located within 20 miles of Worcester, Stratford-upon-Avon, and Cheltenham Spa, making it ideally situated for both commuting and leisure.



Additional Information

Tenure: We understand that the property for sale is Freehold

Local Authority: Wychavon District Council

Council Tax Band: We understand that the Council Tax Band for the property is Band D

EPC Rating D

DISCLAIMER

Whilst we make enquiries with the Seller 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 Seller.

Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position.

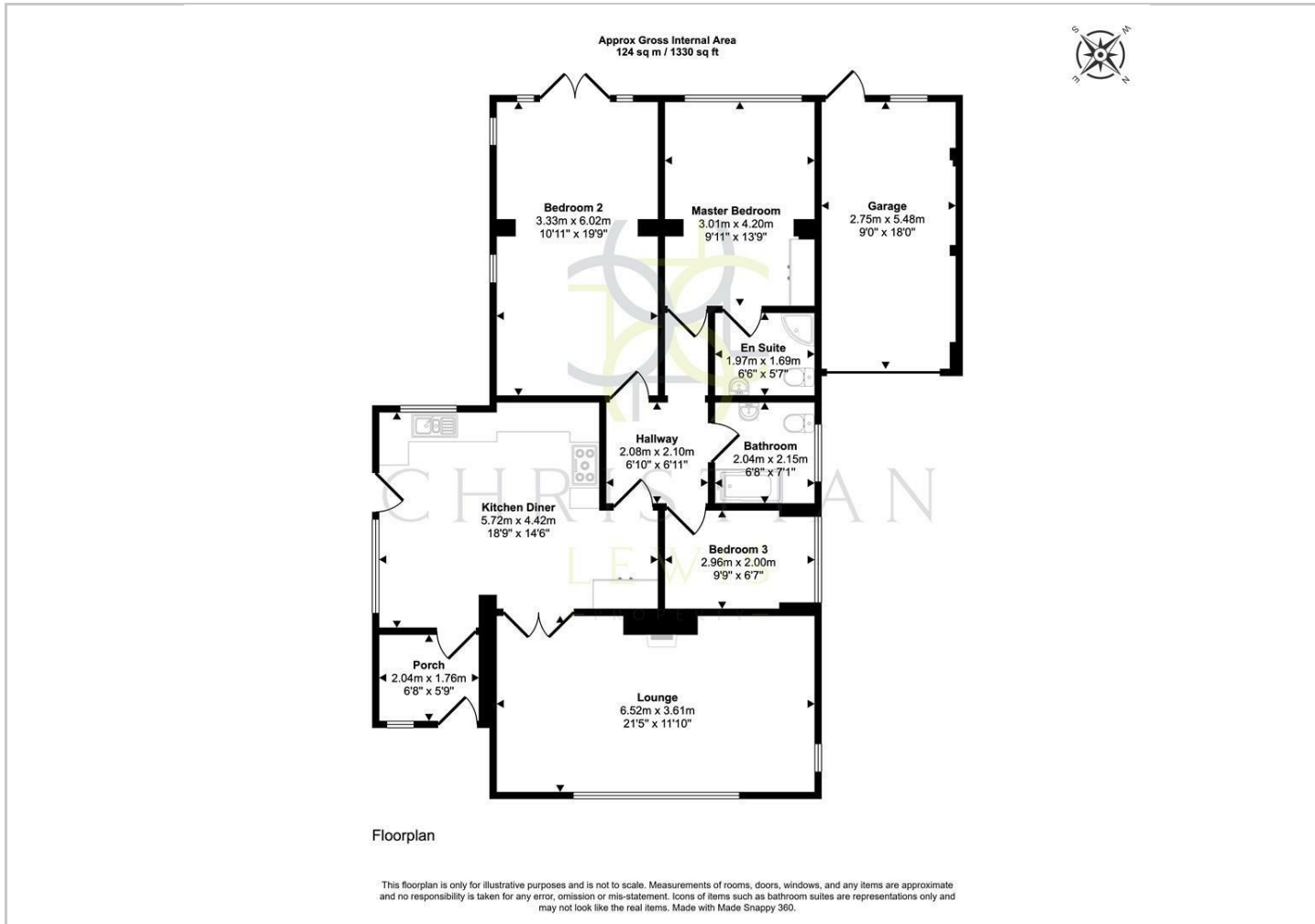
Please inform us if you become aware of any information being inaccurate.



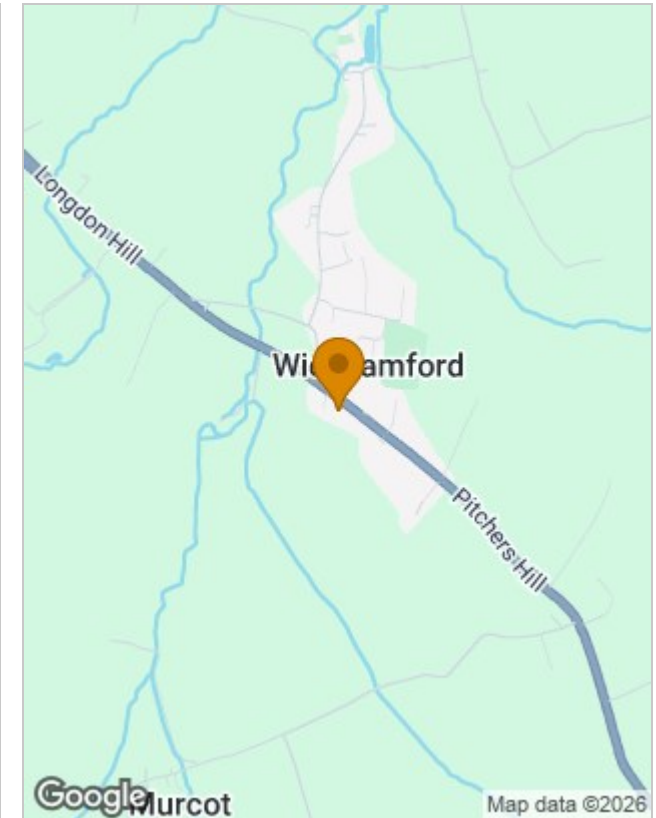




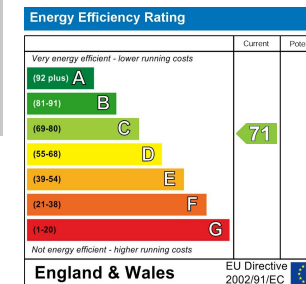
Floor Plans



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.