



Butterley House Main Street, Evesham, WR11 7XB

Guide price £625,000







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# Butterley House Main Street

Evesham, WR11 7XB

- An individually built family home backing out onto open fields
- Ample parking
- Four double bedrooms, three bathrooms
- Detached double garage with room above
- Scope to personalise and put your own stamp on it
- South facing rear aspect

Butterley House is a distinctive and individually designed family home, thoughtfully arranged over three spacious floors. It boasts a detached double garage, complete with a versatile games room situated above—ideal for entertaining or adapting as a home office or studio.

This exceptional home presents a rare opportunity to acquire a generously proportioned property that offers over 2,660 square feet of flexible living accommodation. Perfectly suited to a wide variety of buyers, it offers immense potential for personalisation, making it an ideal canvas for those looking to create their dream home.

Situated in a desirable location, the property occupies a prominent position and offers both privacy and convenience. Whether you're seeking ample space for a growing family or room to accommodate multi-generational living, Butterley House is a home that must be seen in person to fully appreciate the scale, layout, and potential on offer. The property comprises of; hall, dining room, living room, kitchen, conservatory, utility and w/c. On the first floor there are three double bedrooms, one with ensuite, a shower room and study area. On the second floor there is a master bedroom with ensuite and dressing area. Outside there is a well stocked south facing rear gardens which back out onto open fields, ample parking at the front, detached double garage with room above.



## 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 G

**EPC Rating:** TBC

## 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.







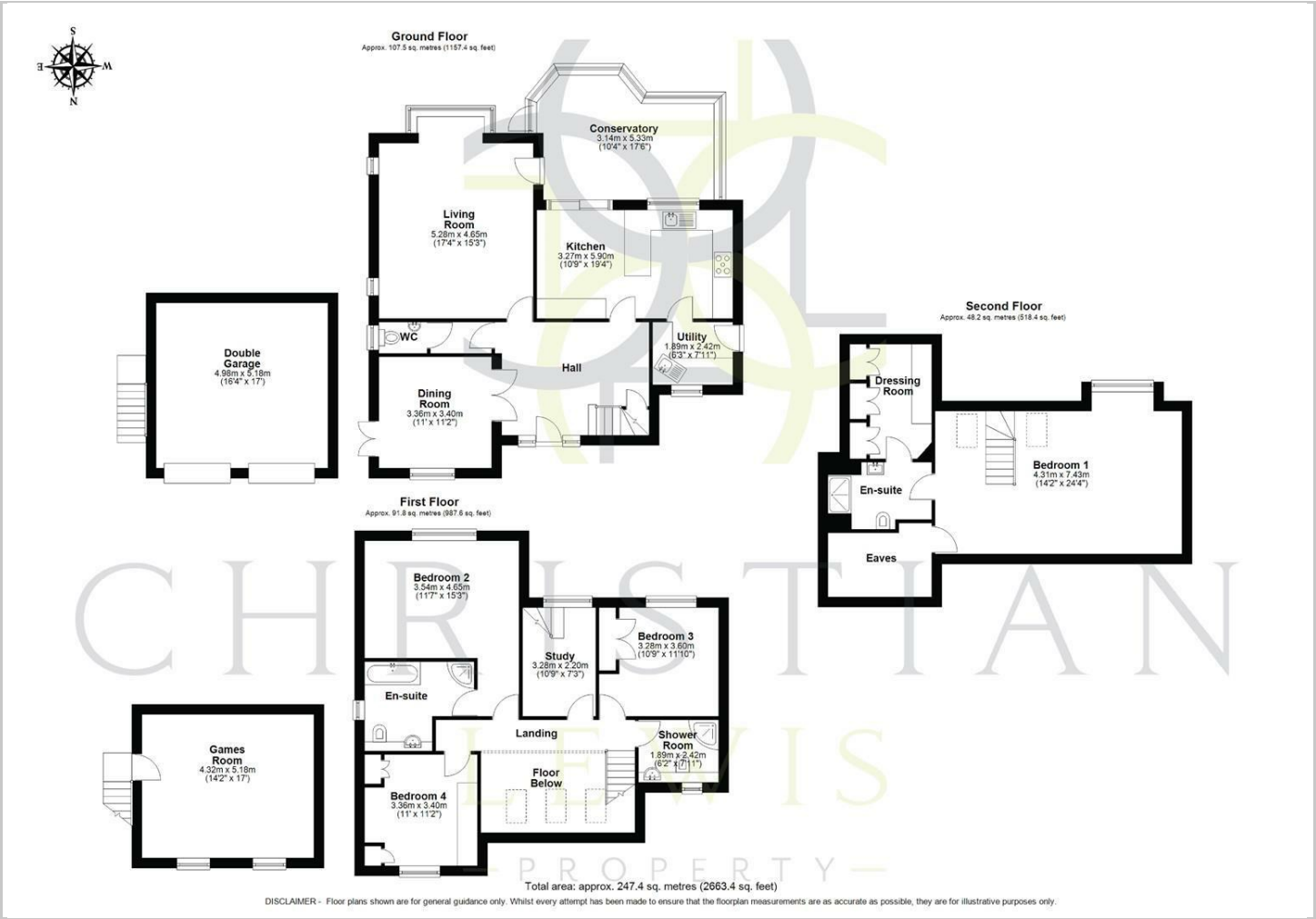




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Floor Plans



Location Map



Energy Performance Graph

| Energy Efficiency Rating                    |         |                            |
|---|---------|----------------------------|
|   | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) <b>A</b>                          |         |                            |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</b>                            |         |                            |
| (55-68) <b>D</b>                            |         |                            |
| (39-54) <b>E</b>                            |         |                            |
| (21-38) <b>F</b>                            |         |                            |
| (1-20) <b>G</b>                             |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

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.