



Plot 2, Lavender Barn, Lower Croft Barns Winchcombe Road,  
Offers over £750,000

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# Plot 2, Lavender Barn, Lower Croft Barns Evesham, WR11 7UB

- A fabulous family home with superb specification
- Double car barn with ample parking
- Ready to move into before Christmas
- In a rural development of just four bespoke homes
- Four double bedrooms, two of which have en-suites
- Just shy of 3,000sqft

Lavender Barn is an exceptional residence, forming part of an exclusive collection of just four individually designed homes.

Nestled in a peaceful rural setting and approached via a private driveway, this property offers the perfect opportunity to secure a true forever home. Extending to almost 3,000 sqft., the accommodation provides an impressive amount of living space across both floors, thoughtfully laid out to combine comfort, style, and practicality. Generous proportions throughout ensure there is ample room for both family living and entertaining, making Lavender Barn a home that must be seen in person to be fully appreciated.

The moment you step inside Lavender Barn, you are immediately greeted by an overwhelming sense of quality, space, and elegance. The accommodation is thoughtfully arranged to offer both functionality and style. Upon entering, the welcoming entrance hall sets the tone for the home and leads to a private study—perfect for those working from home—as well as a generously proportioned living room. The heart of the property is undoubtedly the stunning open-plan kitchen, dining, and family room, an impressive space measuring approximately 10m x 7.6m. Beautifully designed and fully fitted to a high specification, this area provides the ideal setting for both everyday living and entertaining. A separate utility room and a convenient cloakroom/WC complete the ground floor.

Upstairs, a spacious landing gives access to four well-appointed double bedrooms. Two of the bedrooms benefit from their own en-suite facilities, while the remaining bedrooms are served by a stylish family bathroom. The layout ensures comfort, privacy, and flexibility, making this a perfect home for modern family life. Outside there is a rear garden, driveway providing parking for multiple cars plus a double car port.



## Additional Information

Tenure: Freehold.

Local Authority: Wychavon

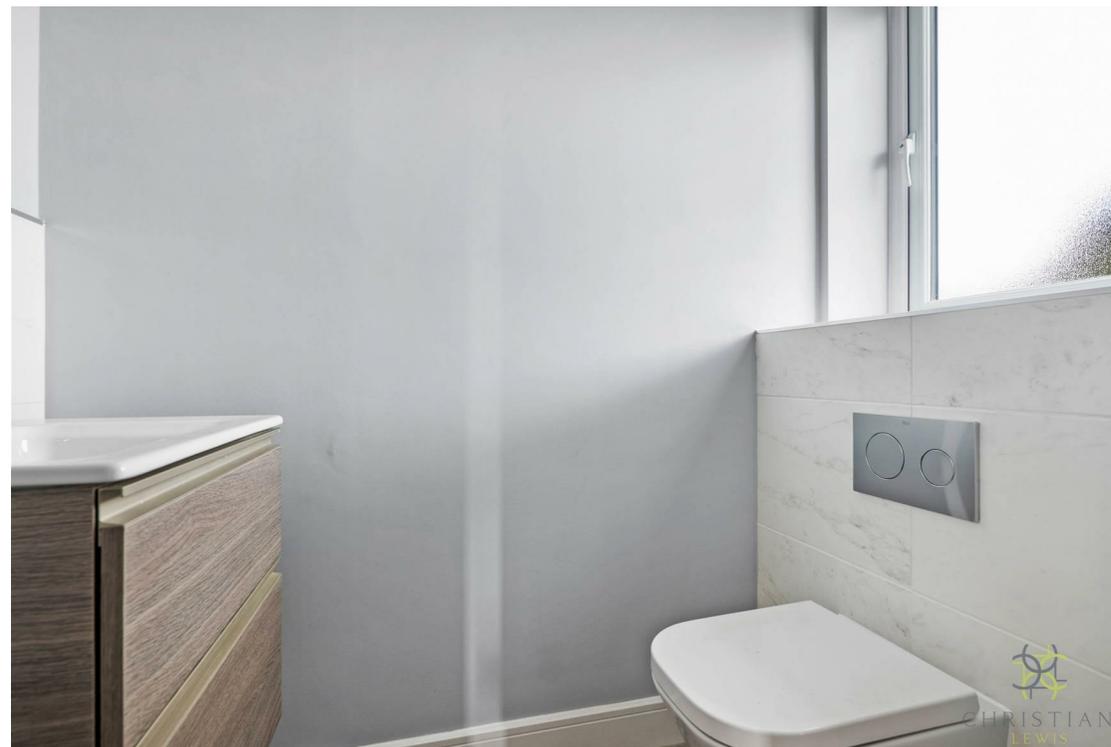
Council Tax Band: We understand that the Council Tax Band for the property is Band - TBC

EPC Rating: B

## 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.





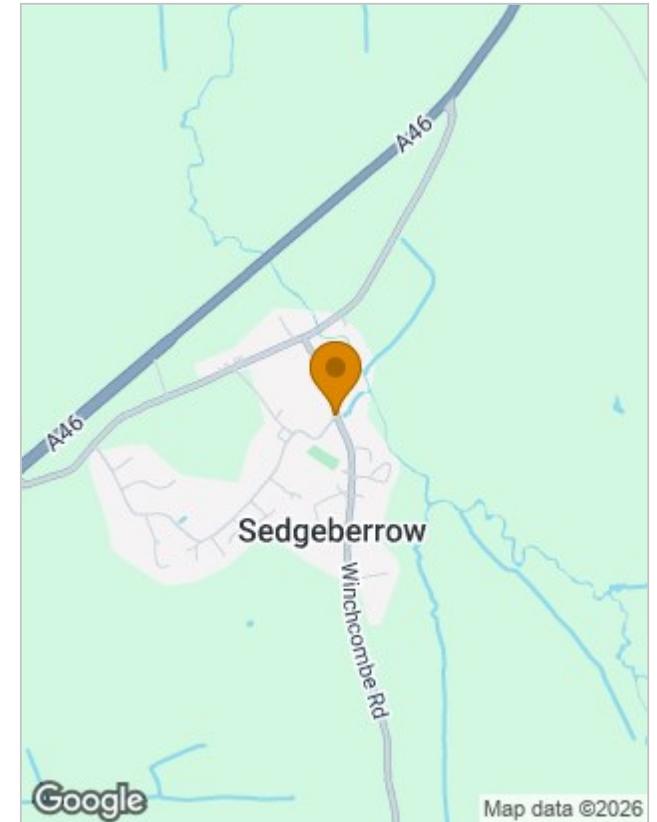


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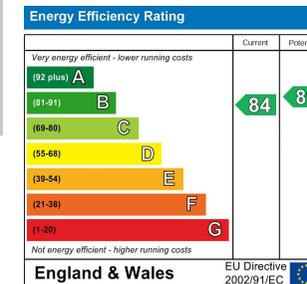
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.