



106 Station Road, Evesham, WR11 7HX

Guide price £950,000

 5  4  3  A



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# 106 Station Road

Evesham, WR11 7HX

- A fabulous modern detached family home offering a vast amount of living space
- Large driveway providing ample parking
- Fabulous garden backing out onto open fields
- A master bedroom which is the whole of the top floor including walk in wardrobes and ensuite
- A home which has the WOW factor
- Five bedrooms, four bathrooms
- Detached studio/annexe in the garden
- Pristine condition throughout
- Beautiful kitchen/dining/living to the rear overlooking the garden
- It must be viewed in person to be fully appreciated

A BEAUTIFUL MODERN DETACHED FAMILY HOME SITUATED OVER THREE FLOORS OFFERED TO THE MARKET WITH NO ONWARD CHAIN AND IN PRISTINE ORDER

Constructed by the current owner just a few years ago, this exceptional detached family residence occupies a desirable non-estate position along Station Road in the highly sought-after village of Bretforton. Thoughtfully designed and finished to a high standard throughout, the property is arranged over three spacious floors and extends to just under 3,400 sq ft, offering an impressive level of versatile living accommodation ideally suited to modern family life. Combining contemporary style with energy efficiency, this home presents a rare opportunity for buyers seeking both space and quality in a prime village setting.

The ground floor welcomes you with two generously proportioned reception rooms positioned at the front, offering flexibility for use as formal living areas, a home office, playroom, or snug. To the rear lies a stunning open-plan kitchen, dining, and family space—undoubtedly the heart of the home—designed for both everyday living and entertaining, with ample room for gatherings and direct access to the garden. This level is further complemented by a cloakroom and a separate utility room.

On the first floor, there are four well-appointed double bedrooms, two of which benefit from en-suite facilities, alongside a stylish family bathroom. The second floor is dedicated to an impressive principal suite, spanning approximately 750 sq ft, creating a true retreat with a generous en-suite, walk-in wardrobe, and far-reaching countryside views.

Externally, the property continues to impress, with a large driveway providing ample off-road parking. The rear garden is well stocked and thoughtfully landscaped, featuring a substantial patio ideal for outdoor dining and entertaining. In addition, there is a versatile home office or annexe with its own WC, offering excellent potential for remote working or guest accommodation.



## Additional Information

Tenure: We understand that the property for sale is Freehold

Local Authority: Wychavon District Council

Council Tax Band: G

EPC Rating A

## 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.





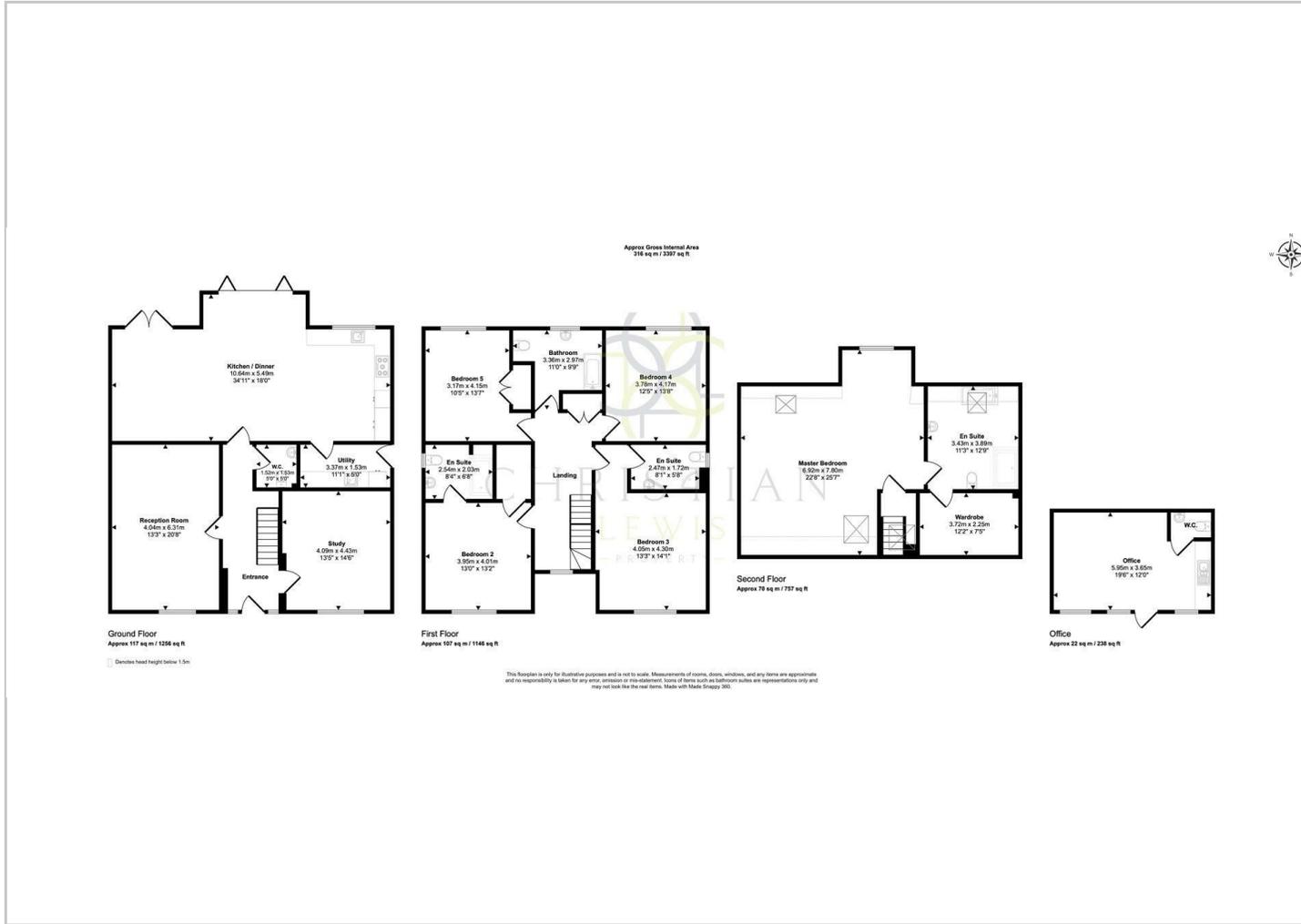


SAMSUNG

- TO QUICK WASH
- MIXED LOAD
- DELICATES
- WASH ES
- WASH COLD
- COLOURS
- WASHING
- ECCO 40-80
- COTTON
- SYNTHETICS
- HYGIENE STEAM
- WASH & SPIN
- DRAIN/SPIN
- DRUM CLEAN

8:00	8:5	8:15	8:30
8:40	8:4	8:10	8:20
8:30	8:3	8:00	8:05
8:20	8:1	8:00	8:00

## Floor Plans



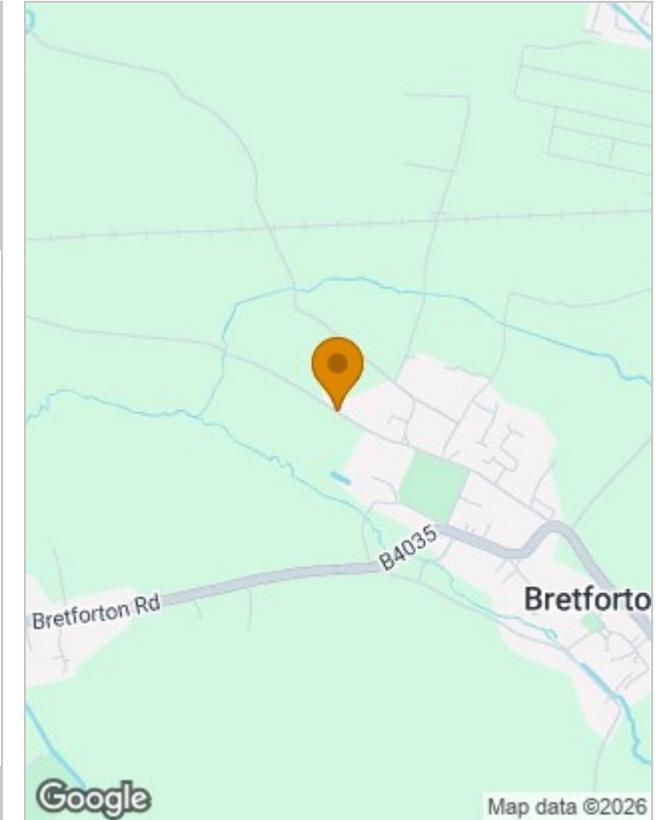
## Viewing

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.

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## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		93	93
(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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		