



17 Costard Lane, Evesham, WR11 3JF

Offers in excess of £550,000







CHRISTIAN  
LEWIS

# 17 Costard Lane

Evesham, WR11 3JF

POSTIONED IN ONE OF THE NICEST PLOTS ON THE DEVELOPMENT OVERLOOKING THE SWALE AND WITH A BEAUTIFUL LANDSCAPED REAR GARDEN WHICH IS COMPLETELY PRIVATE AND WITH A SUNNY ASPECT.

If you are searching for an exceptional executive family home, tucked away on a private road and enjoying uninterrupted views across open green space, this property is sure to impress. Rarely do homes of this calibre become available.

We are delighted to present to the market this striking and spacious detached residence, offering over 2,000 sq. ft. of beautifully proportioned accommodation. Designed with family living in mind, the property features five generously sized bedrooms, three well-appointed bathrooms, and two elegant reception rooms that provide both comfort and versatility.

Lovingly upgraded by the current owners, this impressive home truly needs to be seen in person to fully appreciate its outstanding position, generous proportions, and high-quality specification.

The ground floor is thoughtfully designed for modern family living, comprising a welcoming entrance hall, a spacious living room, and a cosy snug. Both the snug and the stunning kitchen/diner enjoy direct access to the garden via stylish bi-folding doors, seamlessly blending indoor and outdoor living. The kitchen/diner itself provides an ideal hub for family life and entertaining, while additional practicality is offered by a separate utility room and a convenient ground floor W/C.

Upstairs, the home continues to impress with five generously sized bedrooms. Three benefit from their own en-suite facilities, including the master suite which is further enhanced by built-in wardrobes. A well-appointed family bathroom completes the first-floor accommodation.



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## Additional Information

Tenure: Freehold

Local Authority: Wychavon

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

EPC Rating: C

## 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.



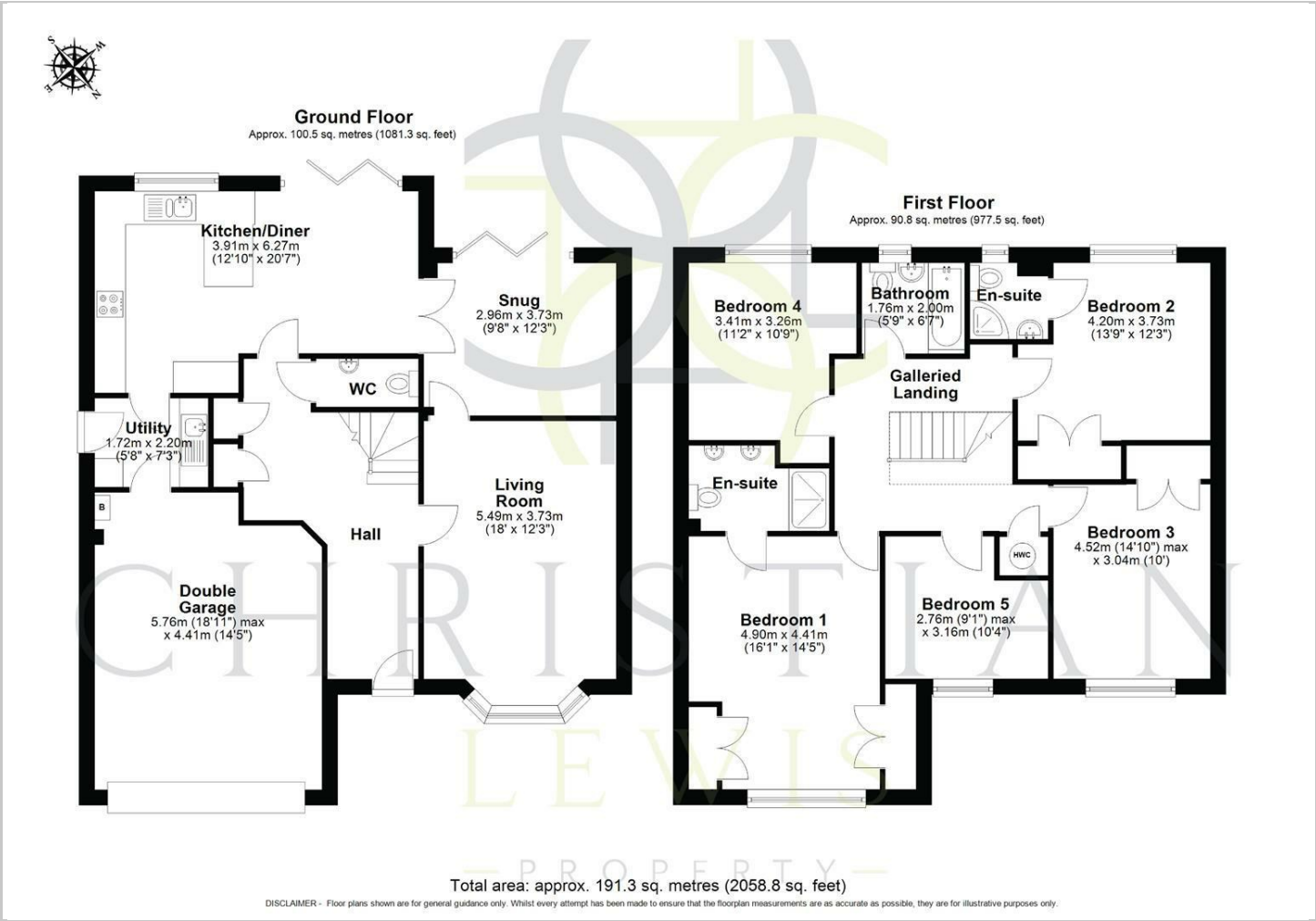




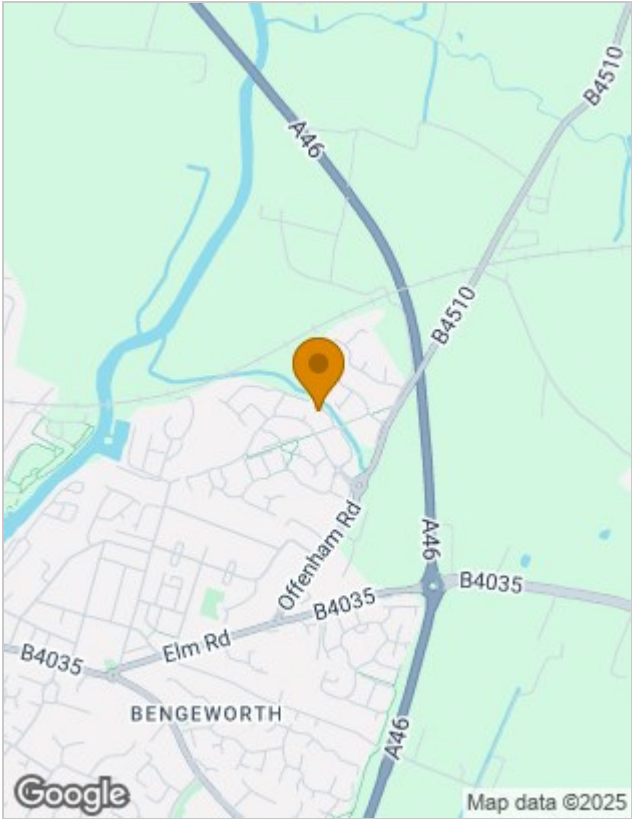




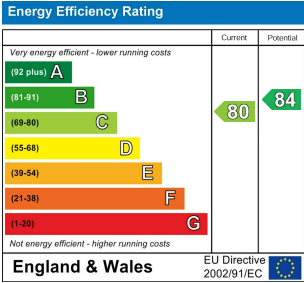
Floor Plans



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.