



Abbey Croft Chadbury Road, Evesham, WR11 4TX

Offers in the region of £600,000

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CHRISTIAN  
LEWIS  
PROPERTY







Offers in the region of £600,000

# Abbey Croft Chadbury Road

Evesham, WR11 4TX

- A non estate family home located in a lovely rural position
- Large driveway plus double garage
- Scope to make it your own and reconfigure
- Four bedrooms, two bathrooms
- No onward chain, ready to move into
- Fabulous views

Abbey Croft is an individually designed detached family residence, occupying an enviable rural setting with far-reaching open views to both the front and rear. The property has been lovingly owned and carefully maintained by the same family for many years, creating a well-cared-for home that now offers an excellent opportunity for a new owner to personalise and enhance.

The accommodation provides considerable scope for reconfiguration, modernisation, and extension (subject to the necessary consents), allowing purchasers to tailor the layout and finish to their own requirements. Positioned outside of a traditional estate, the property enjoys a peaceful, semi-rural feel while remaining exceptionally well located for access to the market towns of Evesham and Pershore, along with their respective amenities, schools, and transport links.

The accommodation comprises an entrance porch leading into a welcoming reception hall, with a ground floor cloakroom/WC and a useful study. The main living spaces include a well-proportioned kitchen/breakfast room, separate dining area, generous living room, and a sunroom enjoying views over the rear garden. A separate utility room provides additional practicality and storage.

To the first floor are four bedrooms, with the principal bedroom benefiting from a private en suite shower room and a large walk-in wardrobe. The remaining bedrooms are served by a well-appointed family bathroom.

Externally, the property further benefits from a substantial driveway providing off-road parking for multiple vehicles, a double garage, and well-maintained rear gardens. Additional features include solar panels, enhancing the property's energy efficiency.

Offering a rare combination of individuality, potential, and a highly desirable location, Abbey Croft is a charming home that truly must be viewed to be fully appreciated.



## Additional Information

Tenure: Freehold.

Local Authority: Wychavon

Council Tax Band:

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.





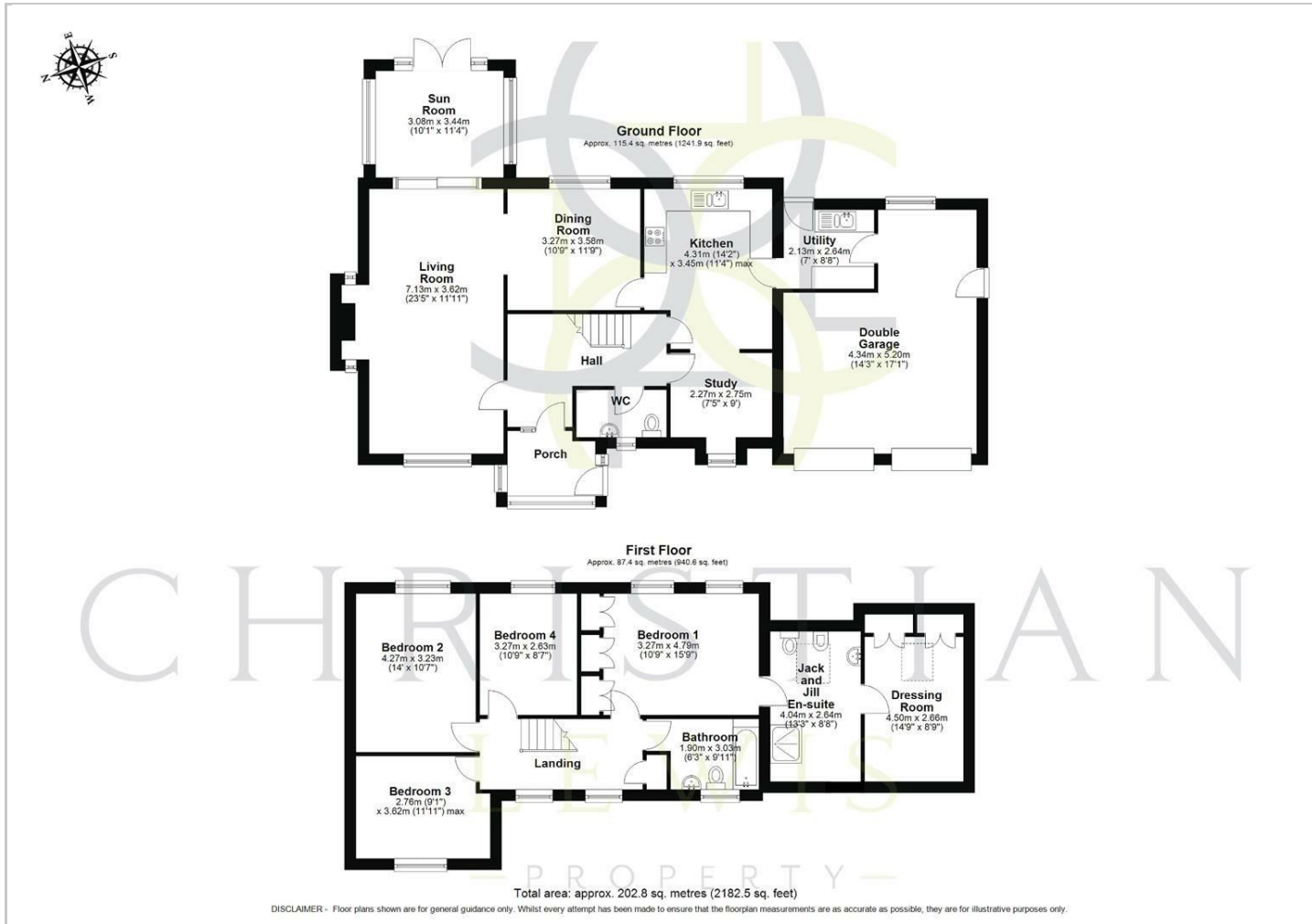




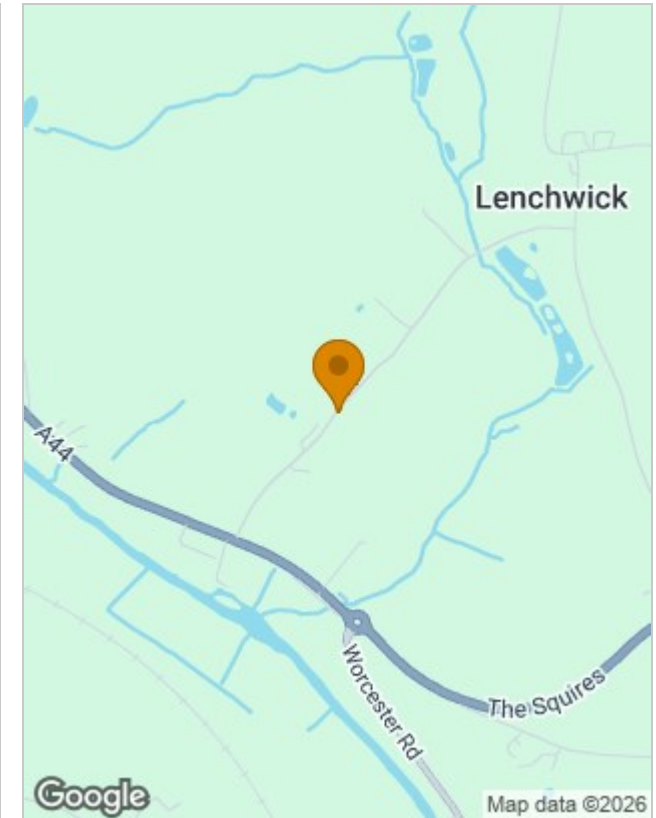




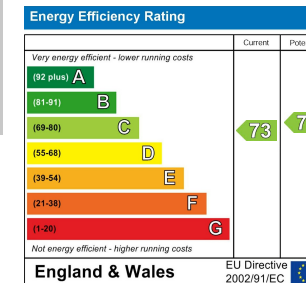
## Floor Plans



## 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.