



Hitower Sands Lane, Evesham, WR11 7EZ

Offers over £300,000





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# Hitower Sands Lane

Evesham, WR11 7EZ

- Three spacious bedrooms
- Scope to make your own
- In the heart of Badsey
- Parking plus garage
- Beautiful gardens
- Must be viewed

A SPACIOUS FAMILY HOME WITH GREAT GARDEN AND WONDERFUL VIEWS TO BROADWAY TOWER

Having been lovingly maintained and enjoyed by the current owner for many years, this property presents an exceptional opportunity for those seeking to create a bespoke home in a desirable rural village setting. Positioned along the highly sought-after Sands Lane, in the heart of Badsey, it offers both charm and significant potential for modernisation or personalisation.

The accommodation is well-proportioned and thoughtfully arranged, beginning with an inviting entrance porch that leads into a spacious kitchen/breakfast room—ideal for everyday living and informal dining. The generous lounge/diner provides a versatile and comfortable living space, flowing seamlessly into a bright conservatory that overlooks the rear garden and enhances the sense of space and natural light throughout the ground floor.

Upstairs, the property continues to impress with three well-sized double bedrooms. The principal bedroom benefits from its own ensuite shower room and a walk-in wardrobe, offering both convenience and a touch of luxury. A family bathroom serves the remaining bedrooms, complemented by a separate WC for added practicality.

Externally, the property enjoys ample off-road parking, a single garage, and a beautifully maintained, south-facing rear garden. The garden is well stocked with a variety of established plants and shrubs, creating a private and tranquil outdoor space perfect for relaxing or entertaining.

Overall, this is a rare opportunity to acquire a home with solid foundations, generous proportions, and outstanding potential in a highly regarded village location.



## 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 C  
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.

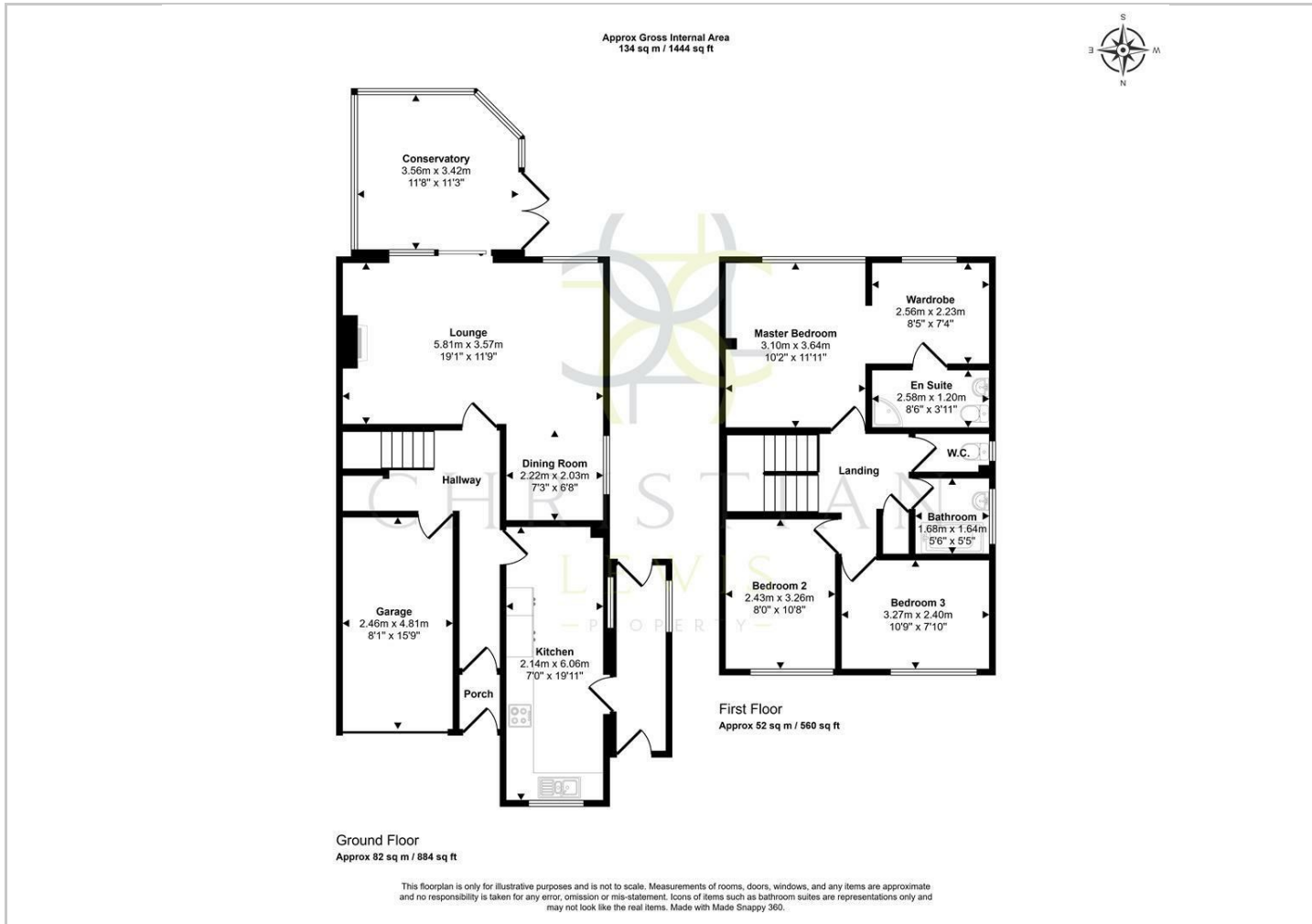
Please inform us if you become aware of any information being inaccurate.



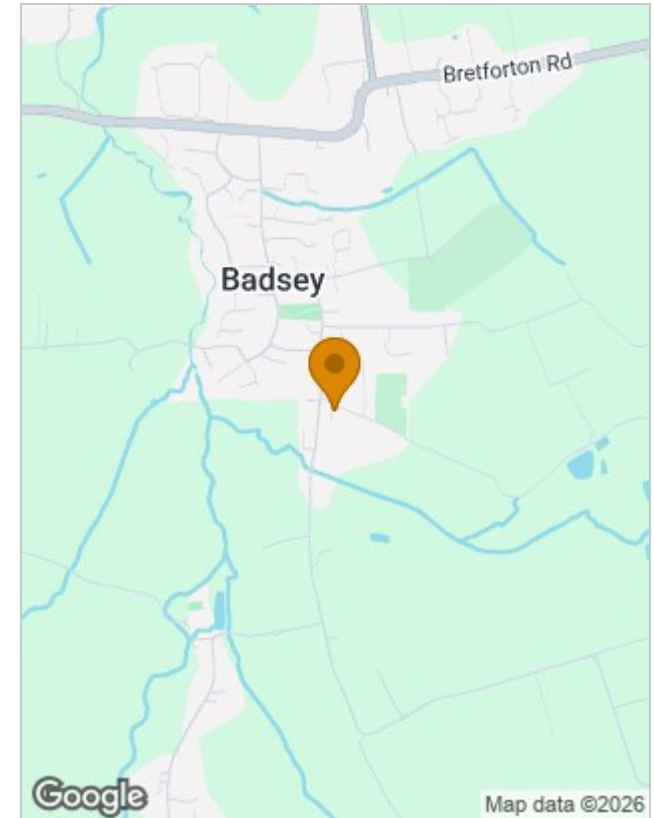




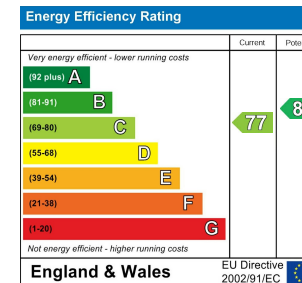
## Floor Plans



## 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.