



23 Sands Lane, Evesham, WR11 7EZ

Guide price £700,000

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PROPERTY



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# 23 Sands Lane

Evesham, WR11 7EZ

- A home which is going to knock your socks off and certainly has the WOW factor
- Five double bedrooms, four bathrooms
- Located in a peaceful spot of the village
- Extended, remodelled and renovated throughout
- Three reception rooms
- Ample parking plus garaging

A HOUSE WHICH HAS BEEN COMPLETED TRANSFORMED AND IS NOW UNRECOGNIZABLE - FIVE DOUBLE BEDROOMS, FOUR BATHROOMS, THREE RECEPTION ROOMS

Located down a no through road No. 23 Sands Lane was once a modest bungalow, but it has since been transformed into the ultimate family home. There is strong demand for properties that require little to no work and are offered in true turn-key condition — and if that is what you are looking for, this home could be the perfect match.

From the moment you step inside, there is an immediate sense of space, quality, and scale. It is rare to encounter a property that has been so meticulously extended, enhanced, and renovated, all to such an exceptionally high standard.

The accommodation comprises an inviting entrance hall with staircase rising to the first floor, two versatile reception rooms offering a range of potential uses, and an impressive kitchen/diner complete with a central island. Further ground-floor features include a utility room, pantry, spacious living room with log burner, and a WC.

The first floor provides five generous double bedrooms, three of which benefit from en-suite facilities. The principal bedroom also enjoys the luxury of a walk-in wardrobe, while a well-appointed family bathroom serves the remaining rooms.

Externally, the property is approached via two separate driveway entrances, providing ample off-street parking for multiple vehicles and offering space suitable for a motorhome or caravan. Additional benefits include a detached one-and-a-half car garage and a private rear garden, ideal for family living and entertaining.



## 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 D  
**EPC Rating D**

## 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.





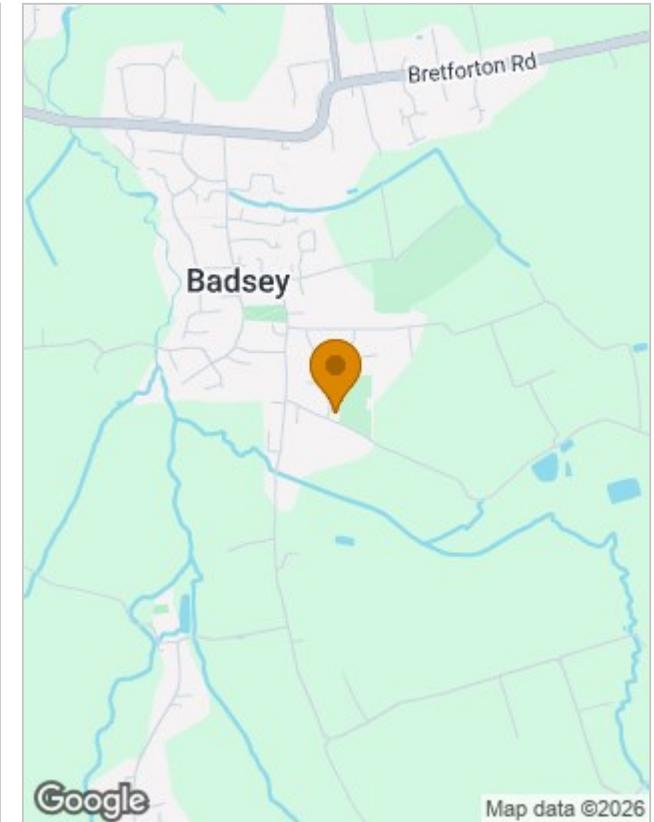


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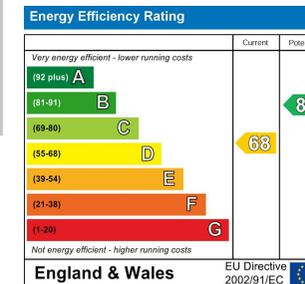
## Floor Plans



## 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.