



145 Woodlands, Evesham, WR11 1XH

Guide price £350,000





# 145 Woodlands

Evesham, WR11 1XH

- The ultimate family home in a wonderful position
- Offered in immaculate order
- Backing out onto open space
- Three reception rooms
- Large driveway providing ample parking
- Four bedrooms, two bathrooms

## A GREATLY EXTENDED AND IMMACULATE FAMILY HOME BACKING OUT ONTO OPEN SPACE

An exceptional opportunity awaits to acquire a beautifully extended, enhanced, and upgraded home that truly must be seen to be fully appreciated. Meticulously improved by its current owners, this property showcases a high standard of finish throughout, with no expense spared in creating a stylish, comfortable, and modern living space. Offering just under 1,500 sq. ft. of well-designed accommodation, it perfectly blends quality, space, and attention to detail—ideal for those seeking a ready-to-move-in home of distinction.

One of the standout features of this impressive family home is its generous layout, offering multiple separate reception rooms that provide flexible living options for the whole family. The property also enjoys a particularly attractive rear aspect, backing onto open green space, creating a sense of privacy and tranquillity rarely found in similar homes.

The accommodation comprises: a welcoming entrance hall, a spacious family room, a comfortable living room, a well-appointed kitchen/dining area perfect for entertaining, a bright conservatory overlooking the garden, a practical utility room, and a convenient ground-floor W/C.

Upstairs, there are four well-proportioned bedrooms, including a superb master suite with its own en-suite shower room, as well as a modern family bathroom.

Outside, the property boasts a large driveway providing ample parking for several vehicles or even a motorhome. To the rear, the beautifully landscaped garden enjoys a sunny aspect, offering an ideal space for outdoor relaxation and family gatherings.



## Additional Information

Tenure: Freehold

Local Authority: Wychavon District Council

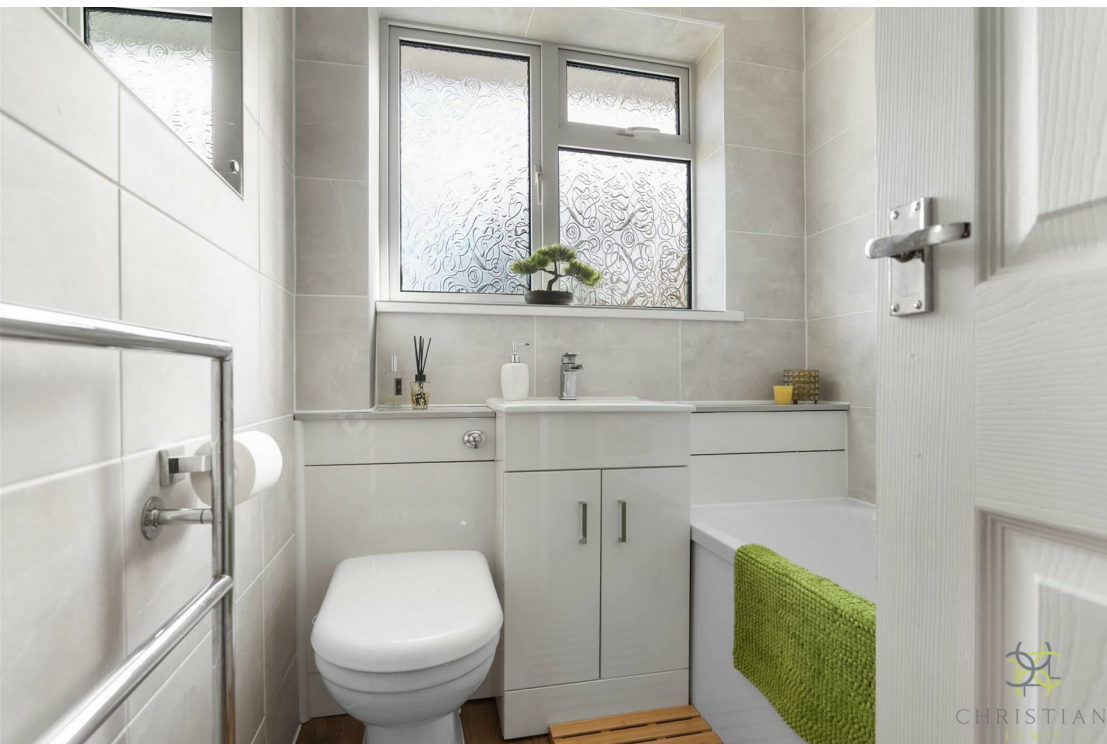
Council Tax Band: We understand that the Council Tax Band for the property is Band C

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.

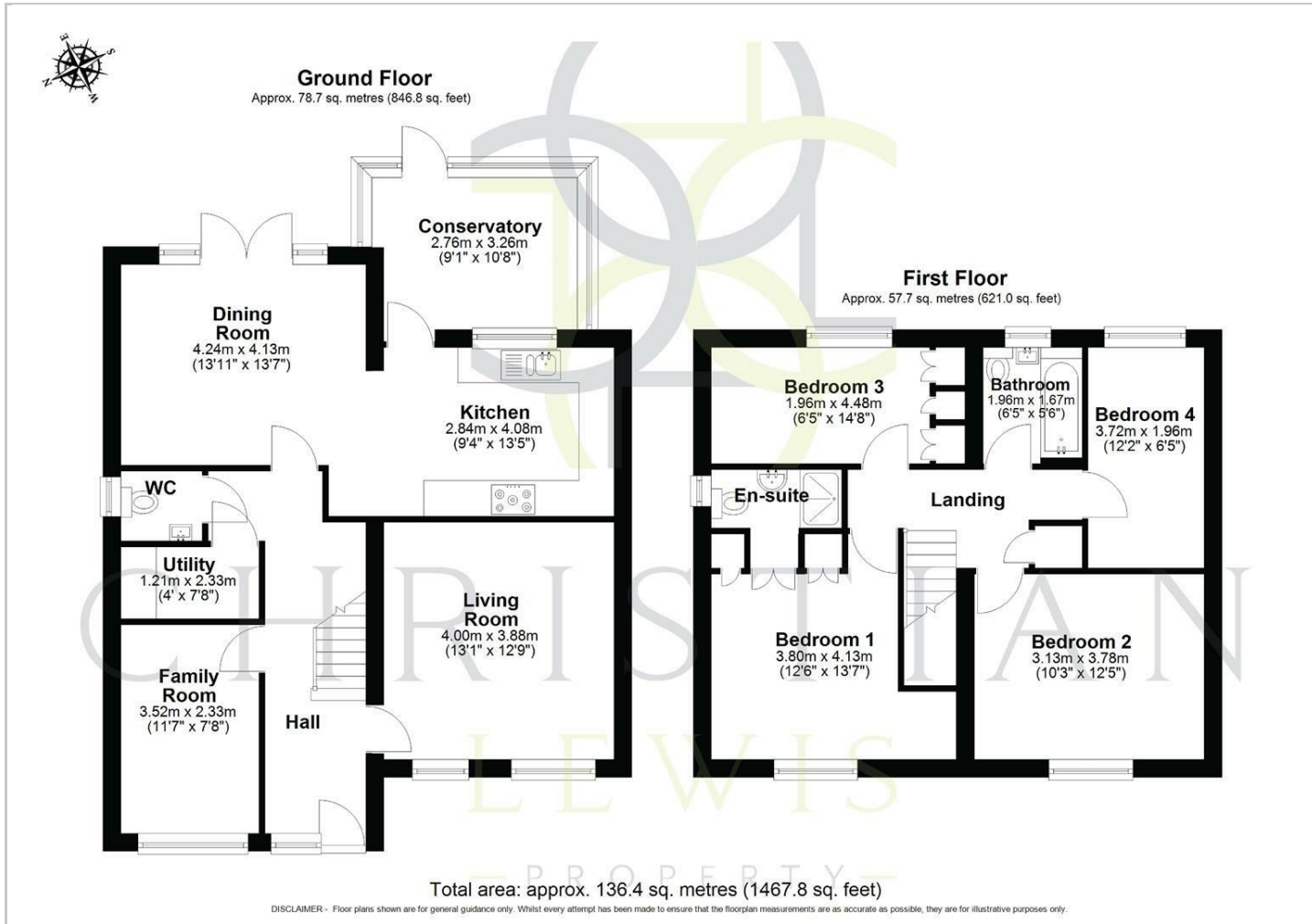






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## Floor Plans



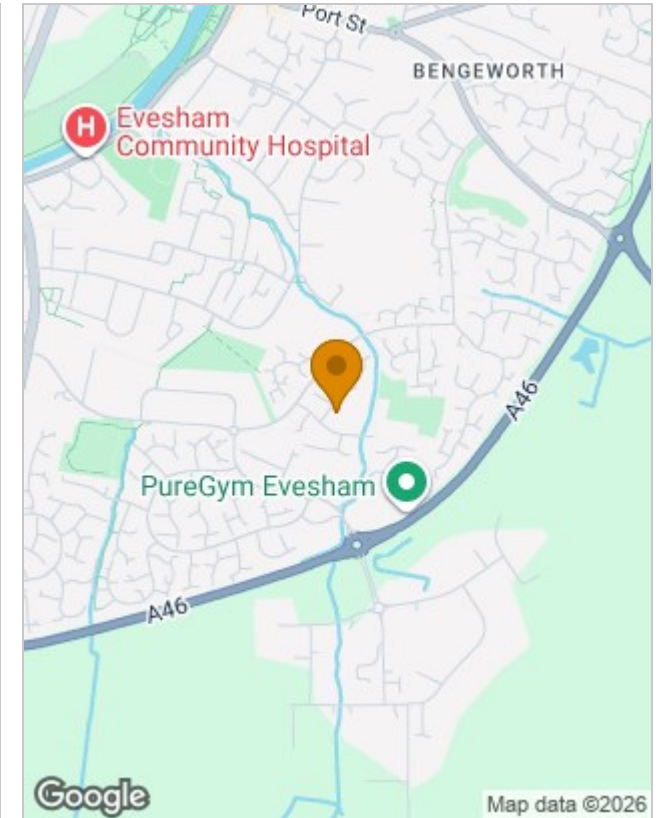
## Viewing

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

