



De Cavenham Abbey Manor, Evesham, WR11 4TB

Offers over £850,000

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# De Cavenham Abbey Manor

Evesham, WR11 4TB

- A wonderful and unique property with far reaching views
- Flexible living
- Scope to create a self contained annexe
- Large driveway to the front and also driveway to the rear
- Three double bedrooms and three bathrooms
- Double garage
- Well stocked and manicured gardens
- It must be viewed in person to fully appreciate with size, location and charm on offer
- Within Prince Henrys catchment area - 1.2 miles away (Outstanding Ofsted rating)

De Cavenham is one of an exclusive collection of homes constructed in the 1990s, forming part of the prestigious and historic Abbey Manor Park Estate. Set within approximately 30 acres of beautifully maintained woodland, landscaped gardens, and parkland, the property enjoys an enviable setting combining privacy, character, and attractive surroundings.

The house itself offers spacious and well-presented split-level accommodation designed to provide both versatility and comfort. Upon entering, the welcoming reception hall provides access to two generously sized double bedrooms, each benefiting from its own en-suite facilities, creating ideal accommodation for family members or guests. A practical utility room is also located on this level.

Stairs rise to the upper ground floor where there is access to a further double bedroom suite. The well-appointed dining kitchen is fitted with an extensive range of units and integrated appliances, providing an excellent space for both everyday living and entertaining. A separate cloakroom is conveniently positioned off the hallway.

To the rear of the property, the impressive sitting room features an attractive high ceiling, creating a wonderful sense of space and light, while enjoying delightful views across the rear garden. Double doors open into a panoramic conservatory which takes full advantage of the lovely far-reaching views beyond, offering an ideal place to relax throughout the year.

Positioned across the garden is a separate self-contained annexe building, providing highly flexible additional accommodation which could have variety of uses. Complete with its own shower room and kitchen area, it offers excellent potential for use as a fourth bedroom suite, guest accommodation, home office, or independent living space.



#### Outside

To the front of the property, a private driveway provides ample parking and turning space, together with access to a detached double garage. The gardens are a particularly attractive feature of the home, enjoying an open and sweeping layout with expansive lawns rising gently to the rear, interspersed with a variety of mature and established trees that create a peaceful and picturesque setting. Adjoining the rear of the house is a patio terrace, ideal for outdoor dining and entertaining, with direct access from both the conservatory and the side pathway. Within the rear garden stands a detached brick-built annexe, benefiting from separate connected services, a kitchenette, and a shower room. This highly versatile space is perfectly suited for a variety of uses, including guest accommodation, a home office, studio, or independent living area.

Beyond the annexe is an additional gated entrance together with further parking facilities, enhancing both convenience and accessibility.

A short stroll from the property leads to the beautifully maintained communal grounds, which are thoughtfully landscaped with a mixture of formal gardens and enchanting woodland walks, all enjoying stunning far-reaching views. The exceptional 30-acre estate also features attractive parkland meadows, a picturesque lily pond, a tennis court, an impressive 60-foot folly, and a striking Obelisk commemorating the historic Battle of Evesham, upon whose grounds the estate is situated.

#### Additional Information

All mains connected. Abbey Manor Park Ltd. (AMP) is the management company which owns all the common areas. AMP is owned equally by the home owners of Abbey Manor Park. There is an annual service charge of £3,000 which is paid in two equal payments of £1,500 every six months. Wychavon District Council. EPC - C

#### Disclaimer

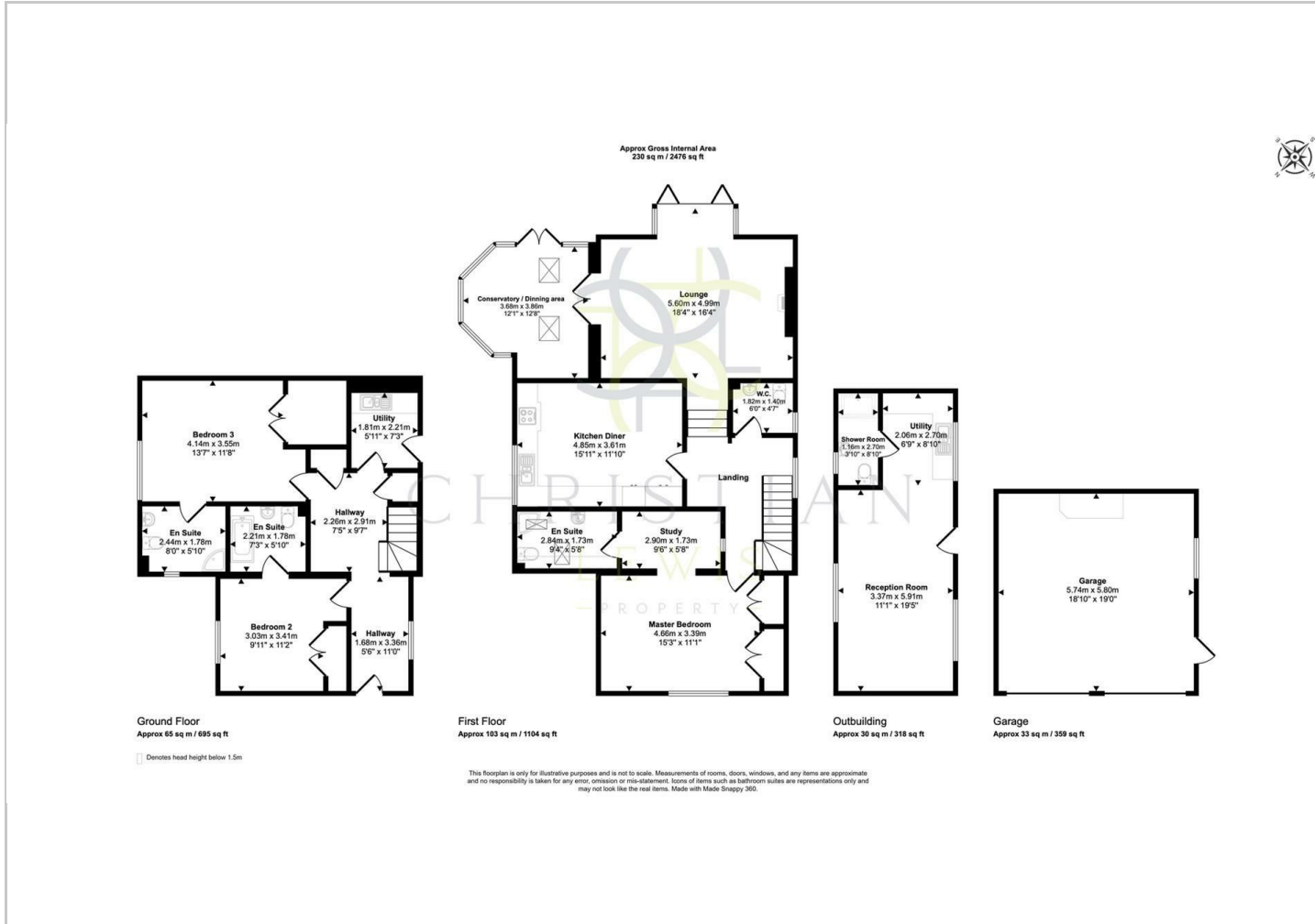
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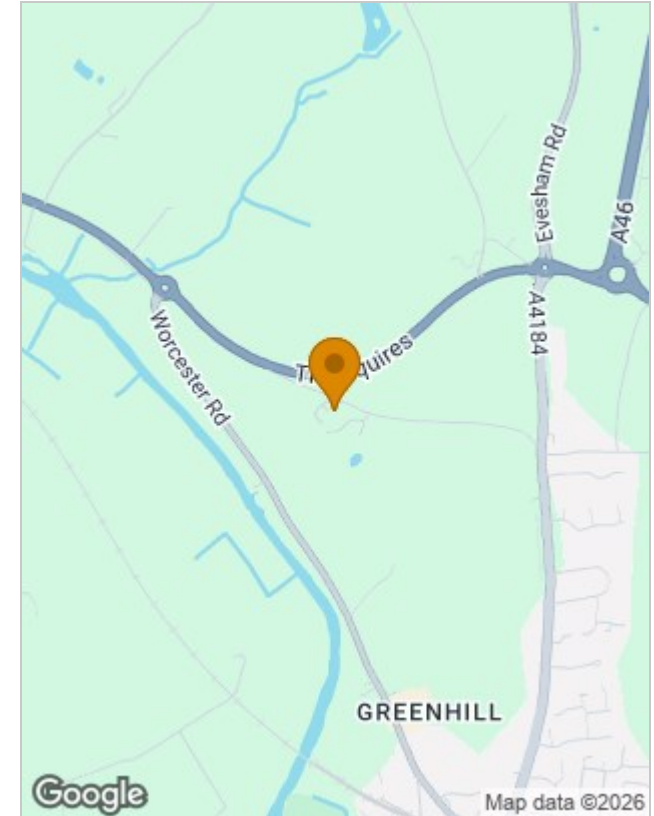




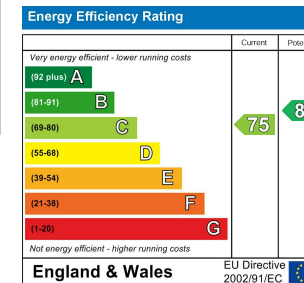
## Floor Plans



## 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.

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