



8 Crabtree Leys, Offenham, WR11 8SE

**£350,000**



CHRISTIAN  
LEWIS  
—PROPERTY—



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This beautifully presented modern family home enjoys a quiet and desirable position within a small, exclusive development. Nestled in a peaceful setting, the property benefits from an open outlook to the rear, offering a sense of space and tranquillity rarely found in such a sought-after location.

A well-presented detached family home located in the heart of a highly sought-after village that prides itself on a strong sense of community. Set within the desirable Crabtree Leys development, the property is just a short walk from all of Offenham's amenities, including a popular riverside pub, a local microbrewery, a convenient village shop, and open playing fields — perfect for families and outdoor enthusiasts alike.

The property offers well-proportioned accommodation throughout and comprises: a welcoming entrance hall, a spacious open-plan kitchen/dining room ideal for family meals and entertaining, a comfortable living room, a useful utility room, and a convenient downstairs WC. Upstairs, there are three generously sized bedrooms, including a master bedroom with its own en-suite shower room, as well as a modern family bathroom. Additional features include a driveway providing ample off-road parking, a single garage for secure storage or parking, and a private rear garden — perfect for outdoor relaxation and entertaining.

#### Additional Information

Tenure: We understand that the property is for sale Freehold.

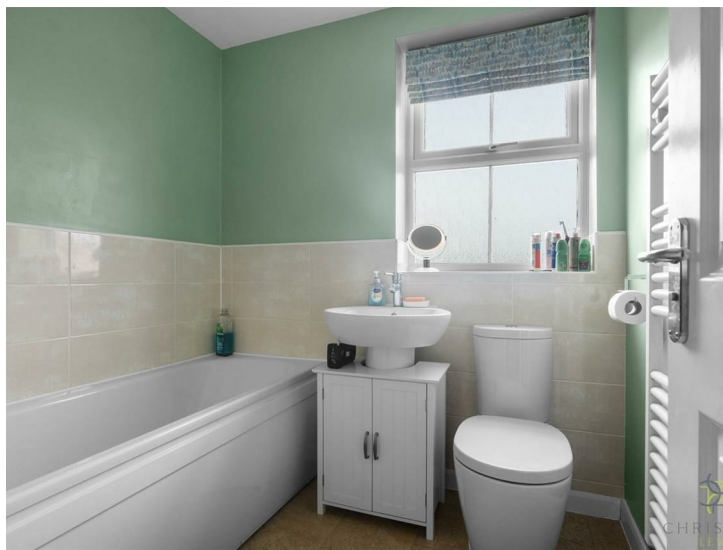
Local Authority: Wychavon District Council

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

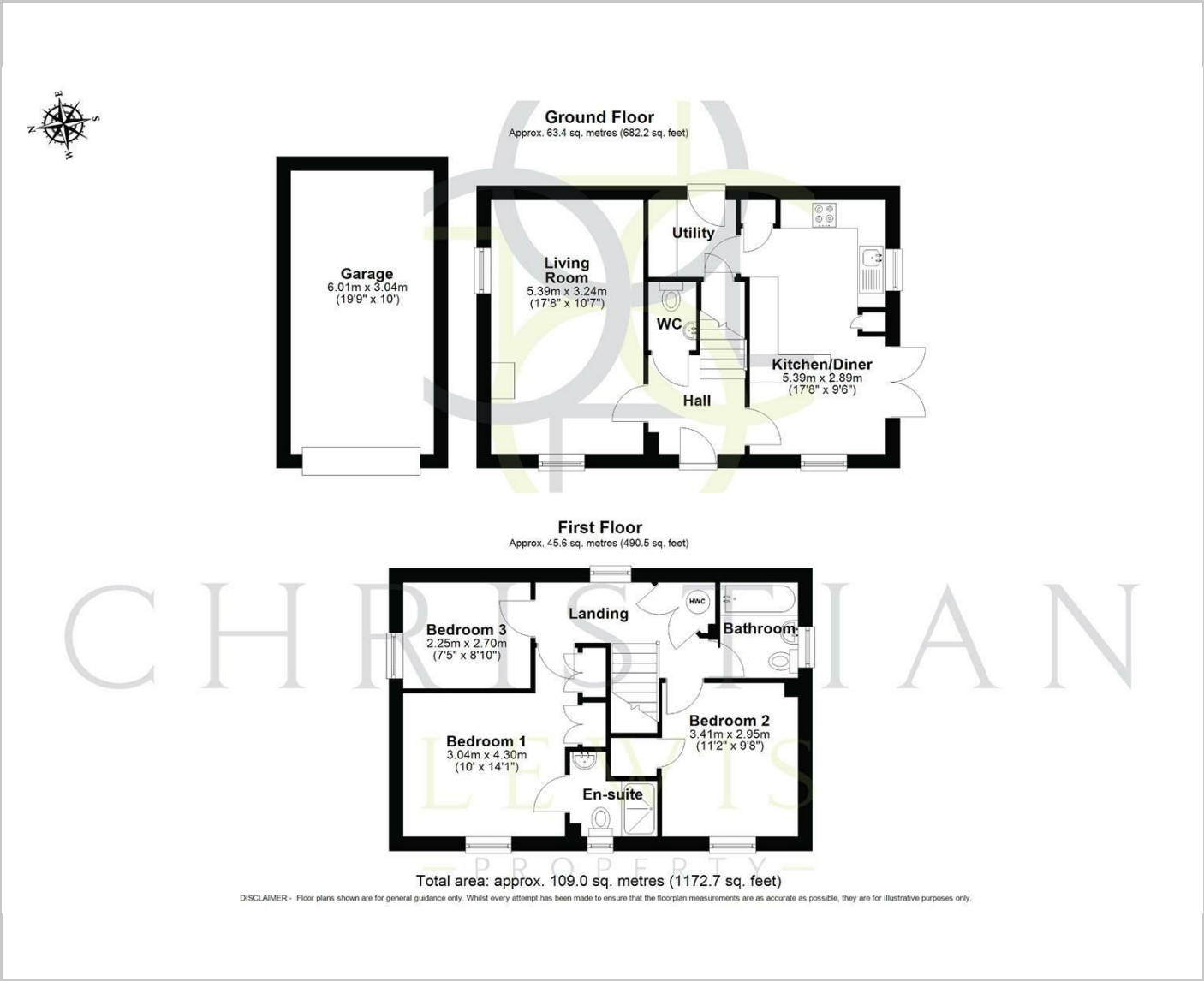
EPC Rating: C

#### 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.



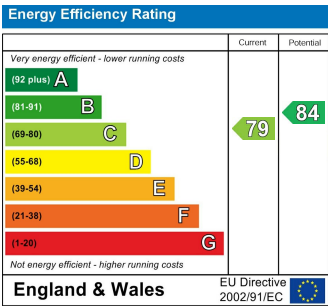
Floor Plans



Area Map



Energy Performance Graph



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