



23A Badsey Fields Lane, Evesham, WR11 7EX

Offers in the region of £700,000



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PROPERTY



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# 23A Badsey Fields Lane

Evesham, WR11 7EX

- A detached family home offering in excess of 3,000sqft
- Large driveway providing parking for multiple cars
- Multiple reception rooms - ideal for growing families, multi generational living or hobby rooms
- Double garage
- Located in the heart of Badsey - walking distance to the village pub, shop and butchers
- Situated in a non estate position on an enviable plot
- Five bedrooms, three bathrooms
- Offered to the market in pristine condition

## A SUBSTANTIAL FIVE BEDROOM, THREE BATHROOM, MULTIPLE RECEPTION ROOMS OFFERING IN EXCESS OF 3,000SQFT

A rare and exciting opportunity to acquire an impressive and exceptionally spacious detached residence, set within a superb plot in a highly sought-after position at the heart of Badsey. Lovingly owned and meticulously maintained by the current owners since new, this outstanding home has clearly been cherished over the years. The property offers generous and versatile accommodation, ideally suited to modern family living, with ample space to adapt to a variety of lifestyle needs. Combining its prominent position with well-proportioned interiors, this is a truly exceptional family home in a prime village setting.

The accommodation is both extensive and well-planned, beginning with a welcoming porch leading into a spacious entrance hall. The ground floor offers a variety of reception spaces including a comfortable sitting room, an additional living room, a formal dining room and a conservatory enjoying pleasant views over the rear garden. There is also a study, ideal for home working, alongside a well-appointed kitchen/breakfast room, supported by a separate utility room, cloakroom/WC and a practical boot room.

To the first floor, the property continues to impress with five generously proportioned bedrooms, three of which benefit from fitted wardrobes. Two of the double bedrooms enjoy the added convenience of en-suite facilities, complemented by a well-appointed family bathroom serving the remaining rooms.

Externally, the home offers excellent parking provision with a substantial driveway accommodating multiple vehicles, together with the option for secure storage of a motorhome or caravan if required. A double garage with electric roller-shutter doors provides further practicality, while to the rear lies a private, beautifully stocked garden, offering a peaceful and secluded outdoor space.

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## 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 G

**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.

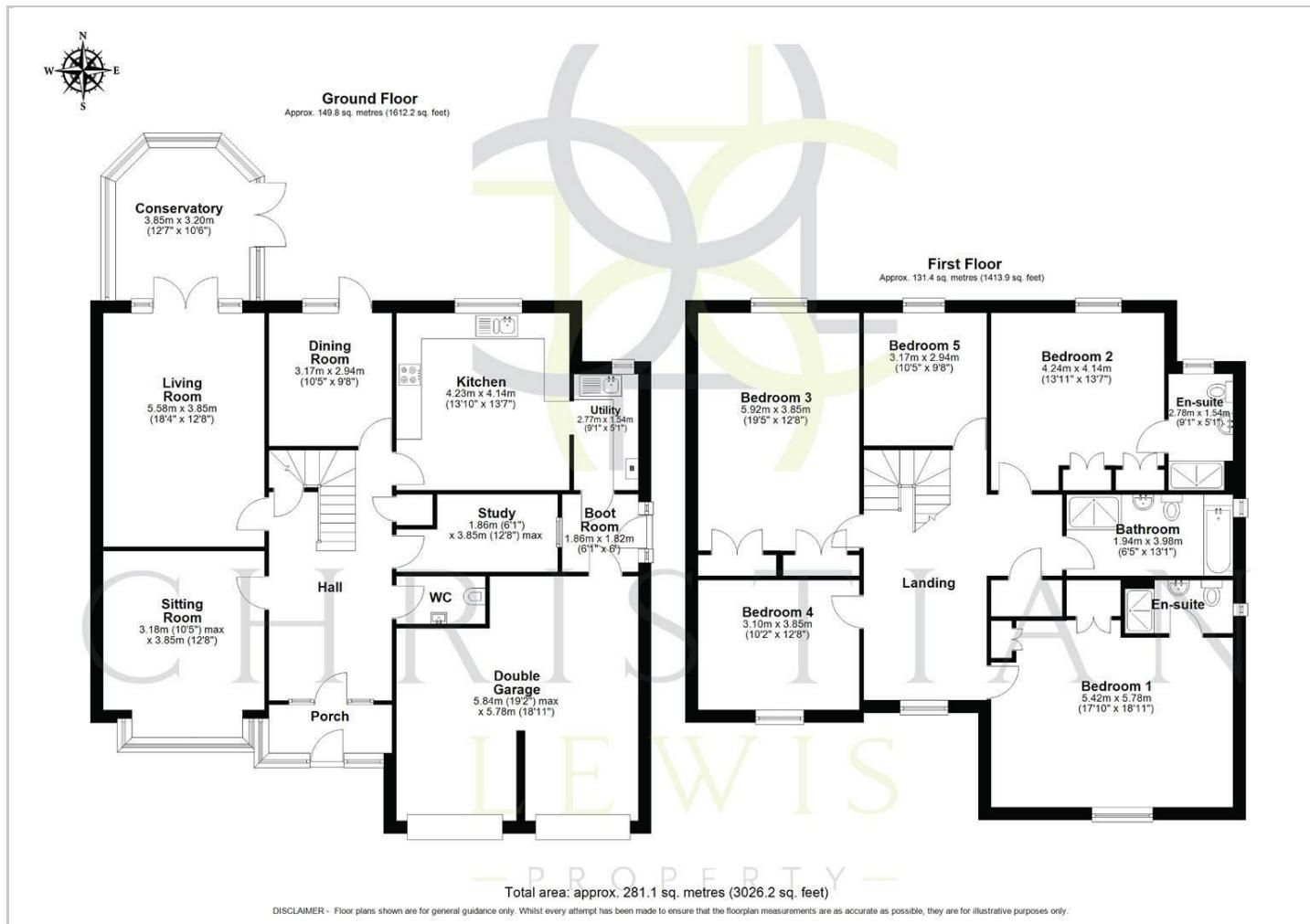






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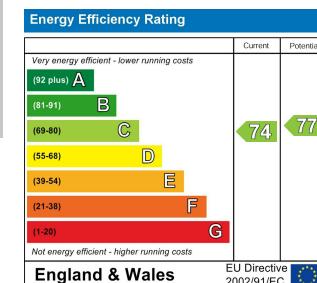
## Floor Plans



## 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.