



Hawthorne House, 40C Station Road , Evesham, WR11 2QU

Offers in excess of £525,000







# Hawthorne House, 40C Station Road

## Evesham, WR11 2QU

- A beautifully presented four bedroom detached family home at the foot of Bredon Hill
- Four double bedrooms, two with ensuite
- Show home condition
- Open fields to the back
- Quality fixtures and fittings
- Unbelievable open-plan kitchen/dining/family room featuring a high-end kitchen with premium appliances and statement island.
- Underfloor heating throughout the ground floor
- Large driveway providing parking for multiple cars
- Landscaped rear garden which is low maintenance
- Offered to the market with no onward chain

An individually built modern family home benefitting from four double bedrooms.

Set within the idyllic and highly regarded village of Hinton on the Green, this exceptional four-bedroom detached home delivers the perfect combination of luxury, space, and contemporary living. Built just three years ago, the property showcases immaculate finishes throughout and has been thoughtfully designed to suit modern family life.

As you step inside, a generous entrance hall welcomes you, hinting at the refined elegance that continues throughout the home. The inviting living room is enhanced by a charming bay window, flooding the space with natural light. At the heart of the home lies an impressive open-plan kitchen, dining, and family area — ideal for both entertaining and everyday living. The kitchen is fitted with high-end appliances, a striking central island, and sleek cabinetry. French doors open directly onto the beautifully landscaped rear garden, which enjoys peaceful views over open fields. Additional ground floor features include a separate utility room, a stylish cloakroom, and a versatile home office — perfect for remote working or study.

Upstairs, four spacious double bedrooms provide superb accommodation. The principal bedroom is a luxurious haven, complete with a walk-in wardrobe and an elegant en-suite featuring both a bath and a separate shower. The second bedroom also benefits from an en-suite and walk-in wardrobe, while the remaining bedrooms are served by a tastefully appointed family bathroom.

The landscaped rear garden offers a serene escape, backing onto open countryside for stunning, uninterrupted views. At the front, the property enjoys further scenic outlooks and a large driveway offering ample off-road parking.

With underfloor heating, solar panels, and premium finishes throughout, this remarkable home presents an outstanding opportunity to enjoy a peaceful village lifestyle with excellent transport links.

Offers in excess of £525,000



### Additional Information

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

**Local Authority:** Wychavon

**Council Tax Band:** We understand that the Council Tax Band for the property is Band F

**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.





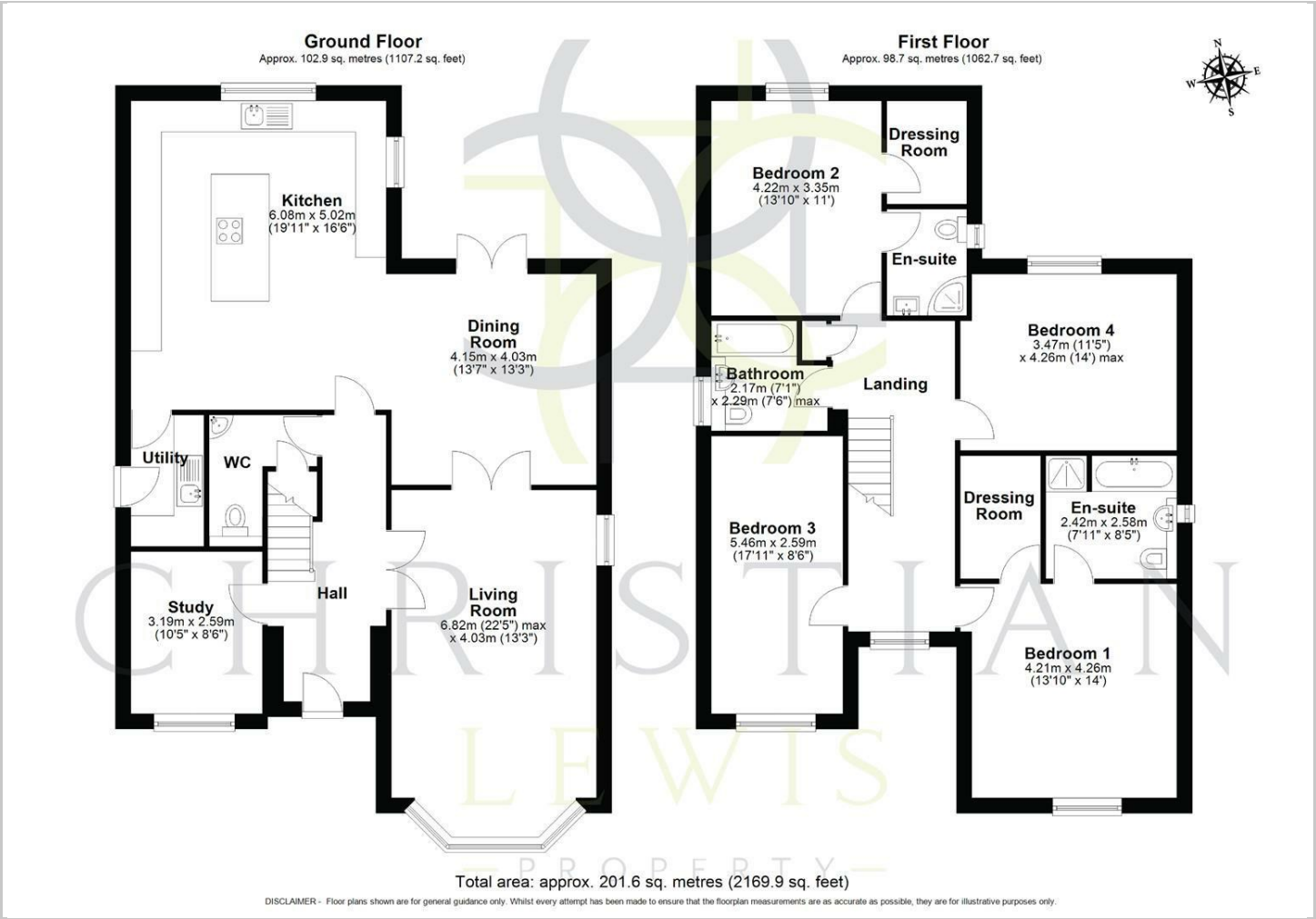








Floor Plans

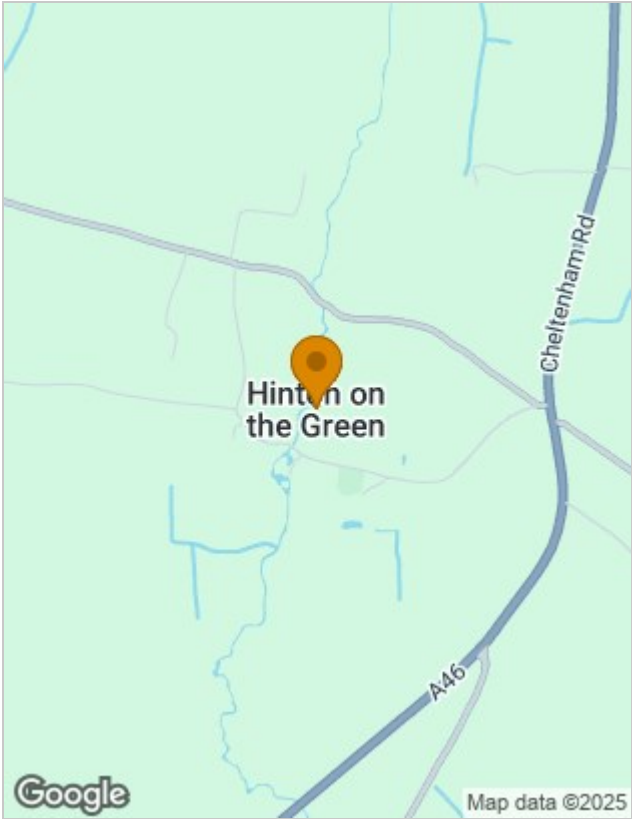


Viewing

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.

Location Map



Energy Performance Graph

