



Westmead The Groaten, Evesham, WR11 7ST

Asking price £925,000

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CHRISTIAN  
LEWIS  
PROPERTY



Asking price £925,000

# Westmead The Groaten

Evesham, WR11 7ST

- A greatly extended four bedroom detached family home situated in a wonderful plot
- Offering in excess of 2,700sqft
- Highly regarded Bredon Hill village
- Ample parking
- Flexible and versatile layout
- Must be viewed to appreciate the location, size and plot on offer

Positioned on the edge of the village, this impressive detached residence enjoys commanding views across unspoiled open countryside. Built around 1972, the property offers generous and versatile living space, perfectly suited to the needs of a growing family. Set within beautifully landscaped and well-established gardens extending to approximately three-quarters of an acre, it provides a wonderful balance of privacy, space, and natural beauty—an ideal setting for both everyday living and entertaining.

Westmead has been thoughtfully extended and sympathetically improved by the current owners, creating a home that combines both style and practicality. Now offering in excess of 2,700 sq. ft. of accommodation, the property provides an impressive amount of living space designed to meet the demands of modern family life. The layout is both flexible and versatile, allowing the fortunate new owners to adapt the home to suit their individual lifestyle—whether that be for entertaining, working from home, or simply enjoying day-to-day comfort.

The property is approached by a long, sweeping driveway, which not only creates a grand sense of arrival but also provides extensive parking for several vehicles, as well as ample space for a caravan or motorhome. Upon entering, the spacious reception hall sets the tone for the accommodation on offer. The ground floor comprises a generously proportioned living room, perfect for both everyday relaxation and entertaining; a dedicated study, ideal for those working from home; and a bright, open-plan kitchen and dining area, which forms the heart of the home and provides an excellent space for family gatherings. Further enhancing the living space is a versatile games room, a practical utility room, and a convenient ground-floor W/C.

The first floor offers four comfortable bedrooms, including a principal bedroom of excellent proportions. A modern family bathroom and a separate shower room are also located on the first floor.



## 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 G

EPC Rating: E

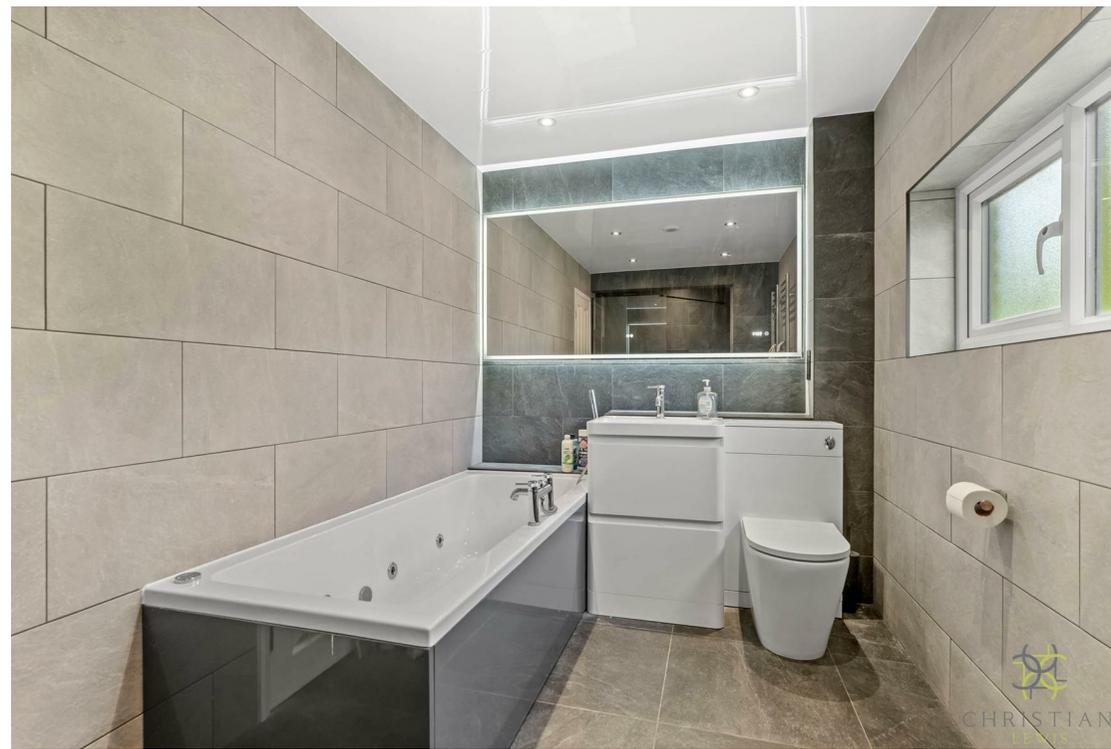
## Disclaimer

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.

## Services

Mains water, electricity, oil fired central heating and mains drainage are connected to the property.







## Floor Plans



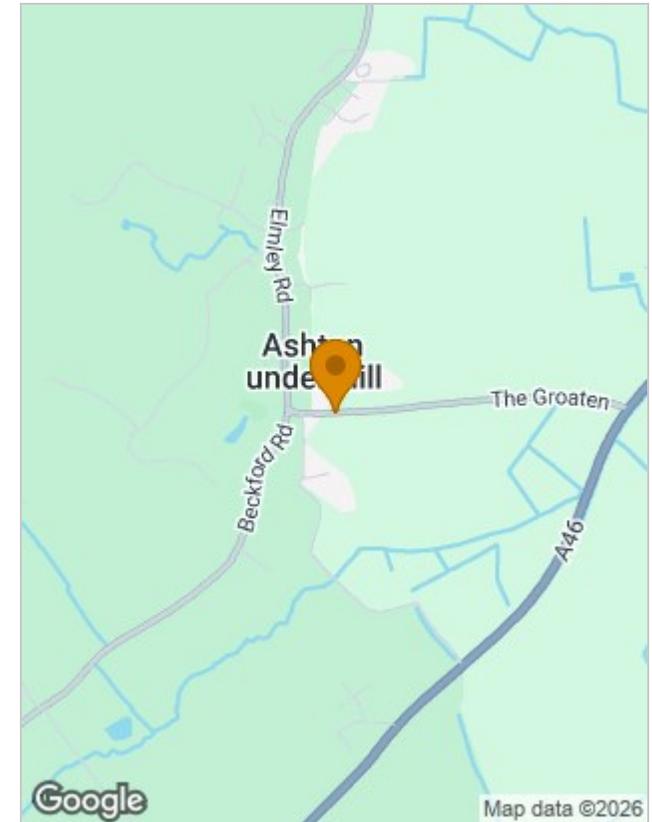
## Viewing

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

