



8 Churchill Road, Evesham, Sedgeberrow WR11 7UQ

Offers in excess of £320,000





8 Churchill Road

Sedgeberrow

Evesham, WR11 7UQ

- Three bedroom traditional home
- Single garage and parking
- Highly regarded village of Sedgeberrow
- Rear garden
- Log burner
- Scope to extend (STPP)

An Impressive and Versatile Family Home in the Heart of Sedgeberrow

Nestled at the end of a quiet no-through road in the highly desirable village of Sedgeberrow, this beautifully maintained and deceptively spacious family home offers over 1,300 sq ft of well-proportioned and flexible accommodation, perfect for modern family living.

Thoughtfully cared for over the years, the property boasts a welcoming layout that begins with a practical porch leading into a central entrance hall. The ground floor features a charming dining room ideal for entertaining or family meals, and a generous dual-aspect sitting room, complete with a feature log burner that creates a cosy focal point. The well-appointed kitchen provides ample storage and worktop space, catering to both everyday needs and culinary creativity.

In addition, the property benefits from a large attached garage/workshop, offering excellent storage or potential for conversion, subject to the necessary planning permissions (STPP).

Upstairs, you will find three well-proportioned bedrooms, all filled with natural light, along with a family bathroom. The home also features a fully fitted attic, providing valuable extra space—perfect for a home office, hobby room, or additional storage.

Externally, the property enjoys mature and well-established front and rear gardens. The rear garden is mainly laid to lawn with a greenhouse and shed. The front garden enhances the home's kerb appeal, while off-road parking adds everyday convenience.

This property also offers exciting scope for further development or extension (STPP), making it an ideal long-term investment for growing families or those seeking a peaceful village lifestyle with potential.



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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 D

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.

Anti Money Laundering & Financial Regulations

In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

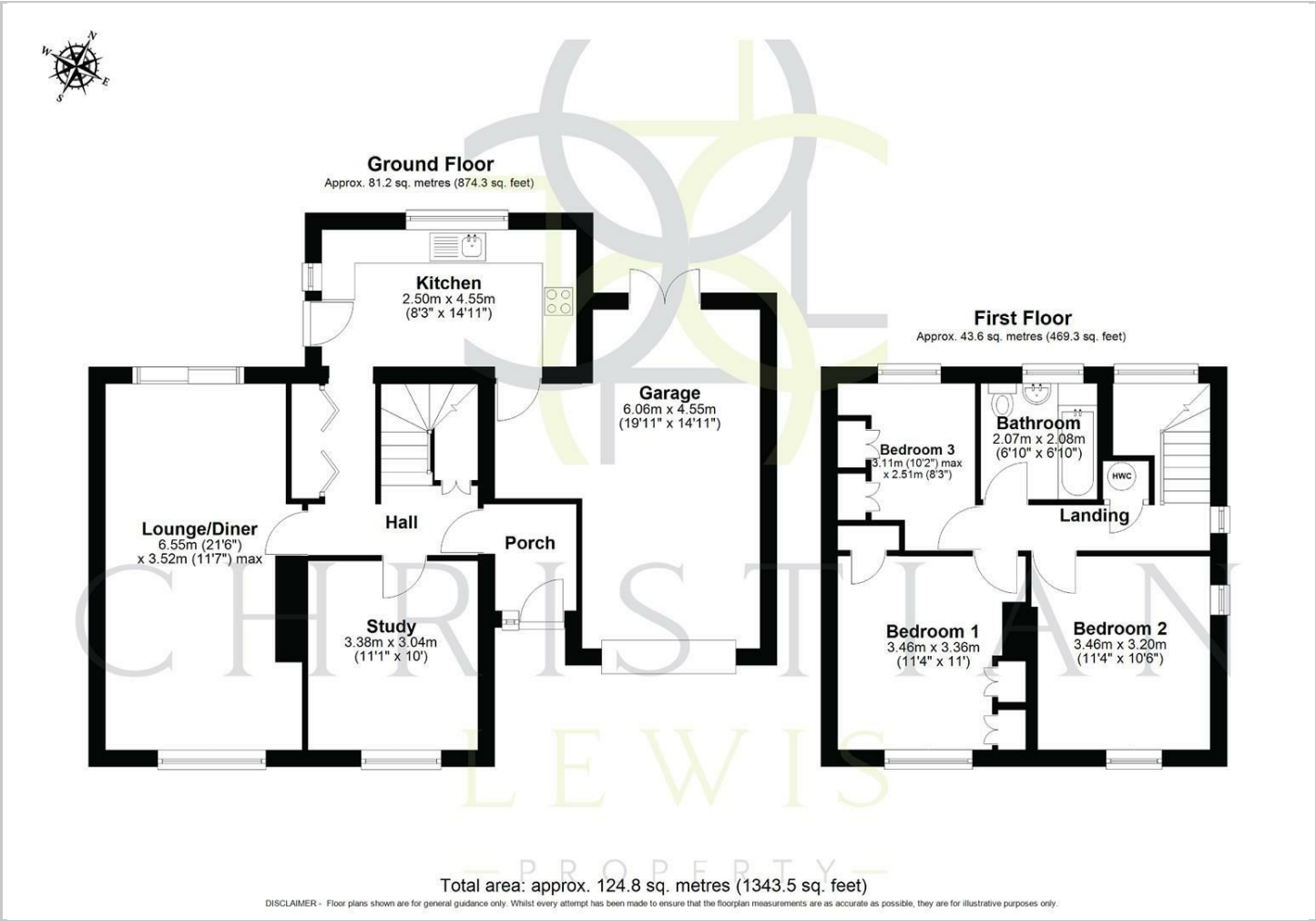
A non-refundable AML verification fee of £30 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.





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

