



2 Hoden Lane, Evesham, Cleeve Prior WR11 8LH

Guide price £650,000





2 Hoden Lane

Cleeve Prior
Evesham, WR11 8LH

- A flexible and versatile detached home
- Large plot
- Peaceful location
- Renovated in 2022 benefitting from a full rewire and air condition installation
- Parking plus garage
- Highly regarded village
- Must be viewed to be appreciated

A rare and exciting opportunity to acquire this four/five-bedroom detached dormer bungalow, occupying a generous plot in the highly desirable and picturesque village of Cleeve Prior. Offering versatile and spacious accommodation, this appealing property presents an excellent opportunity for a variety of purchasers, including families, those seeking flexible living arrangements, or buyers looking to make a home their own.

Situated along a quiet lane, the property enjoys a peaceful village setting, providing an attractive balance of tranquillity and everyday convenience. The detached dormer bungalow design offers considerable flexibility, with accommodation arranged over two floors to suit a range of lifestyle requirements.

The ground floor accommodation comprises a welcoming entrance hallway, three reception rooms offering versatile living and entertaining space, a lounge, a kitchen/diner, a shower room and an additional hallway providing access through to the garage. To the first floor, there are two further bedrooms and a bathroom, completing the flexible accommodation and offering scope to suit a variety of needs.

Externally, the property benefits from a generous plot, with a driveway providing off-road parking and a garage offering useful storage or potential for a variety of practical uses. To the rear, the garden provides valuable outdoor space, ideal for relaxing, entertaining family and friends, or enjoying the surrounding village atmosphere.

Cleeve Prior is a charming village renowned for its attractive rural surroundings and peaceful character, making it an appealing location for those seeking a quieter pace of life. The property's position on a quiet lane further enhances its appeal, offering a wonderful opportunity to enjoy village living.

Properties of this type and in such a setting rarely come to the market, making this an opportunity not to be missed. Early viewing is highly recommended to appreciate the setting and plot size.



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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 E
EPC Rating D

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 £60 (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.

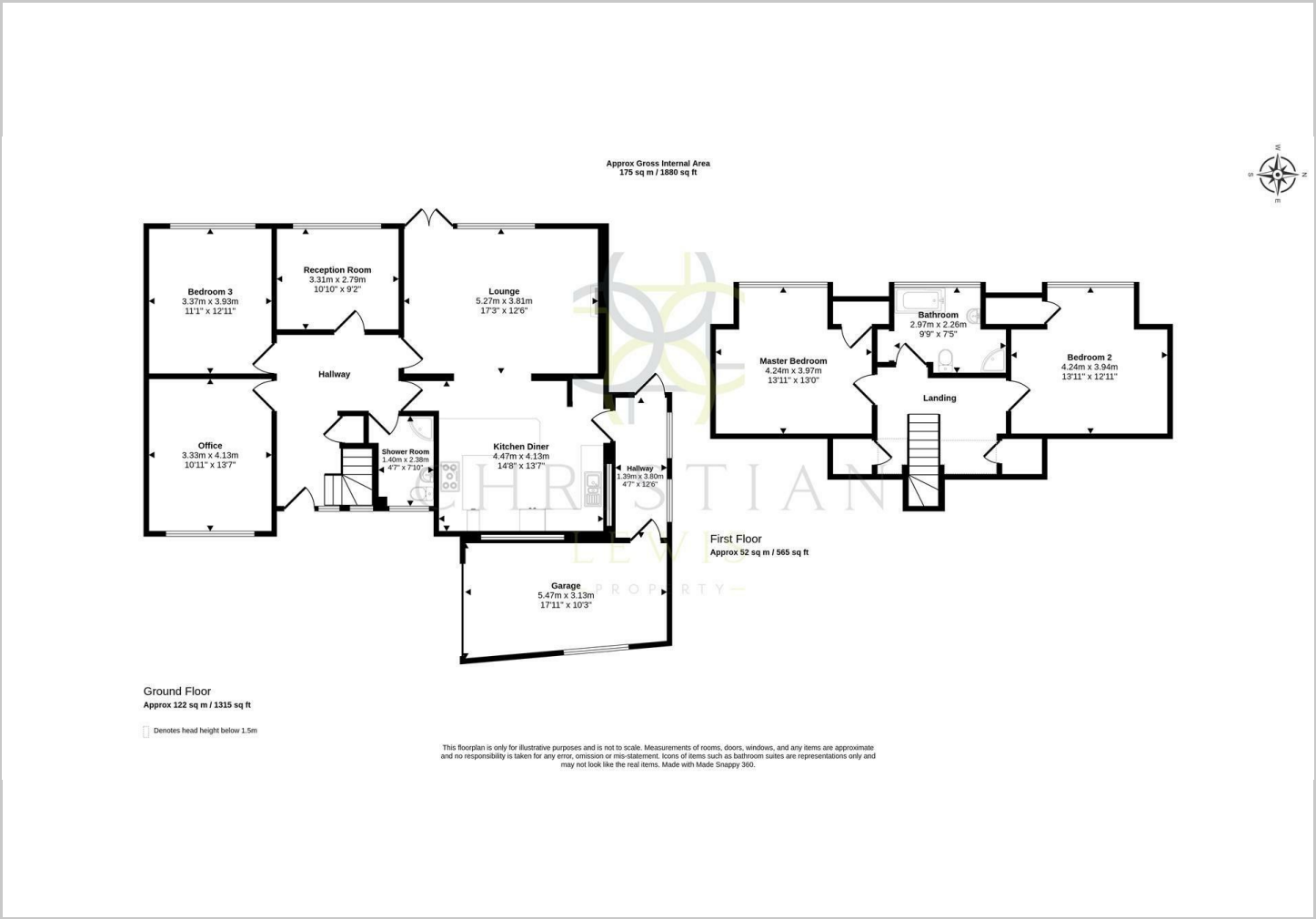
Disclaimer

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.

86 High Street, Evesham, Worcestershire, WR11 4EU
Tel: 01386 442929 Email: sales@christianlewisproperty.co.uk www.christianlewisproperty.co.uk

Location Map



Energy Performance Graph

