



167 St. Philips Drive, Evesham, WR11 2RQ

Offers in excess of £325,000







CHRISTIAN  
LEWIS

# 167 St. Philips Drive

Evesham, WR11 2RQ

- A great value four bedroom detached family home
- Parking plus garage
- Private rear garden with isn't overlooked
- Open plan living at its best
- Conservatory
- Must be viewed in person to be fully appreciated

## FOUR BEDROOM DETACHED FAMILY HOME WITH STYLISH OPEN-PLAN GROUND FLOOR LAYOUT

This well-presented four bedroom detached family home offers generous and versatile accommodation, ideally suited to modern family living. A particular highlight is the stylish open-plan ground floor layout, complemented by an ensuite to the main bedroom and a desirable south-facing rear garden.

Upon approach, the property is set back with a spacious driveway providing off-road parking for multiple vehicles, along with a useful integral garage. Side access is available to both sides of the property, offering convenience and practicality.

The ground floor accommodation is thoughtfully arranged and comprises a welcoming entrance hall, a downstairs WC, and an impressive open-plan kitchen, living, and dining area that forms the heart of the home—ideal for both everyday living and entertaining. This space flows seamlessly into a conservatory, which enjoys views over and access to the rear garden, allowing for an abundance of natural light throughout.

To the first floor, the landing leads to four well-proportioned bedrooms, providing ample space for a growing family or home working requirements. The main bedroom benefits from its own ensuite shower room, while the remaining bedrooms are served by a modern family bathroom.

Further benefits include gas central heating, double glazing throughout, and a private, south-facing rear garden—perfect for outdoor dining and enjoying sunlight throughout the day.

An internal viewing is highly recommended to fully appreciate the space, layout, and quality this attractive family home has to offer.

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## Additional Information

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

**Local Authority:** Wychavon District Council

**Council Tax Band:** D

**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.





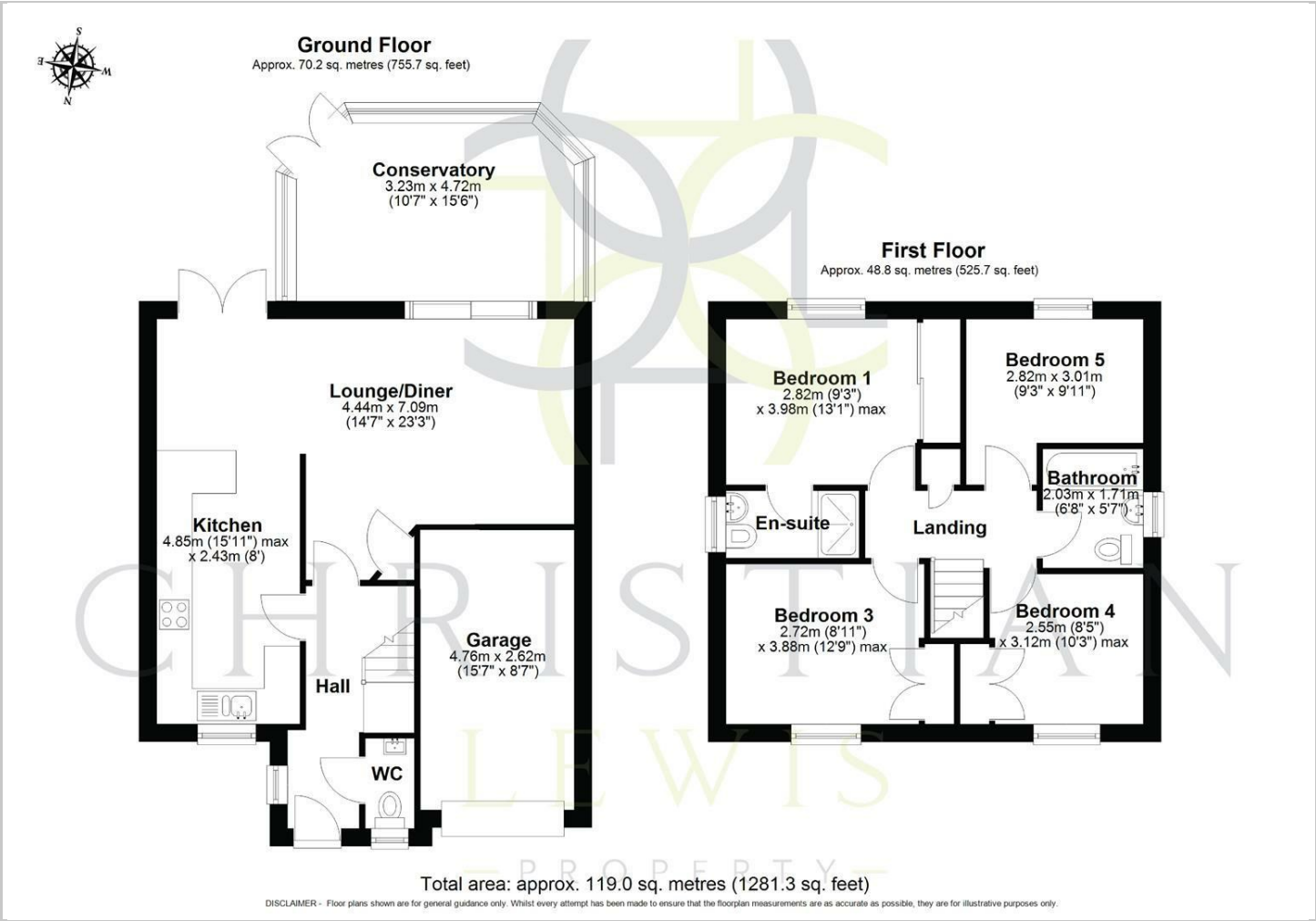






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Floor Plans



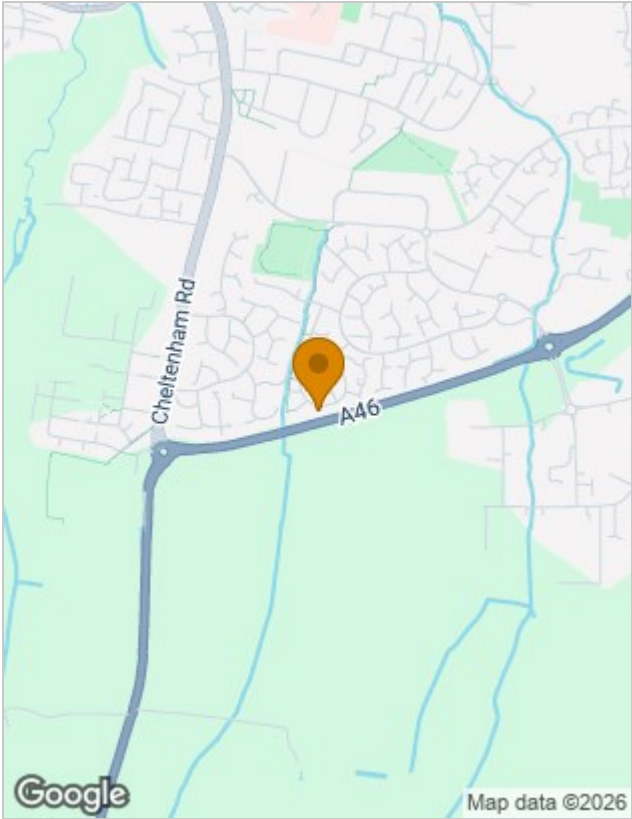
Viewing

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

