



24A Wood Lane, Evesham, Ashton-Under-Hill WR11 7SQ

Guide price £500,000





24A Wood Lane

Ashton-Under-Hill
Evesham, WR11 7SQ

- A modern detached family home
- On the foot of Bredon Hill
- Parking and single garage
- Four bedrooms, two bathrooms
- Highly sought after village
- Very energy efficient

A MODERN DETACHED FAMILY HOME ON THE FOOT OF BREDON HILL

Nestled in the charming village of Ashton-under-Hill, this beautifully presented four-bedroom home enjoys lovely views across the rolling Cotswold Hills. Well maintained and decorated to a high standard throughout, the property offers spacious and versatile accommodation, making it an ideal family home.

Entering through the porch, you are welcomed into a modern lounge featuring a flagged stone floor with underfloor heating. The lounge leads through to the kitchen/dining room, which is fitted with a range of wall and base units, double oven, extractor fan and integrated dishwasher, with space for a large fridge freezer. Patio doors provide direct access to the enclosed rear patio garden.

The ground floor also benefits from a separate WC and staircase leading to the first floor.

The first-floor landing provides access to four bedrooms, an ensuite and the family bathroom. The bathroom comprises a WC, bath, separate shower cubicle and hand wash basin, with tiled walls.

Outside, the enclosed rear patio garden is low maintenance and provides an excellent space for outdoor dining and entertaining, with power points adding further convenience.

To the front, there is a block-paved driveway providing parking for several vehicles, along with a garage featuring an electric roller door, tiled floor, power points and water outlet. A convenient electric car charging point is also located at the front of the property.

An attractive and practical family home, offering well-presented accommodation, excellent parking and a pleasant village setting with beautiful countryside views.



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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 A

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.

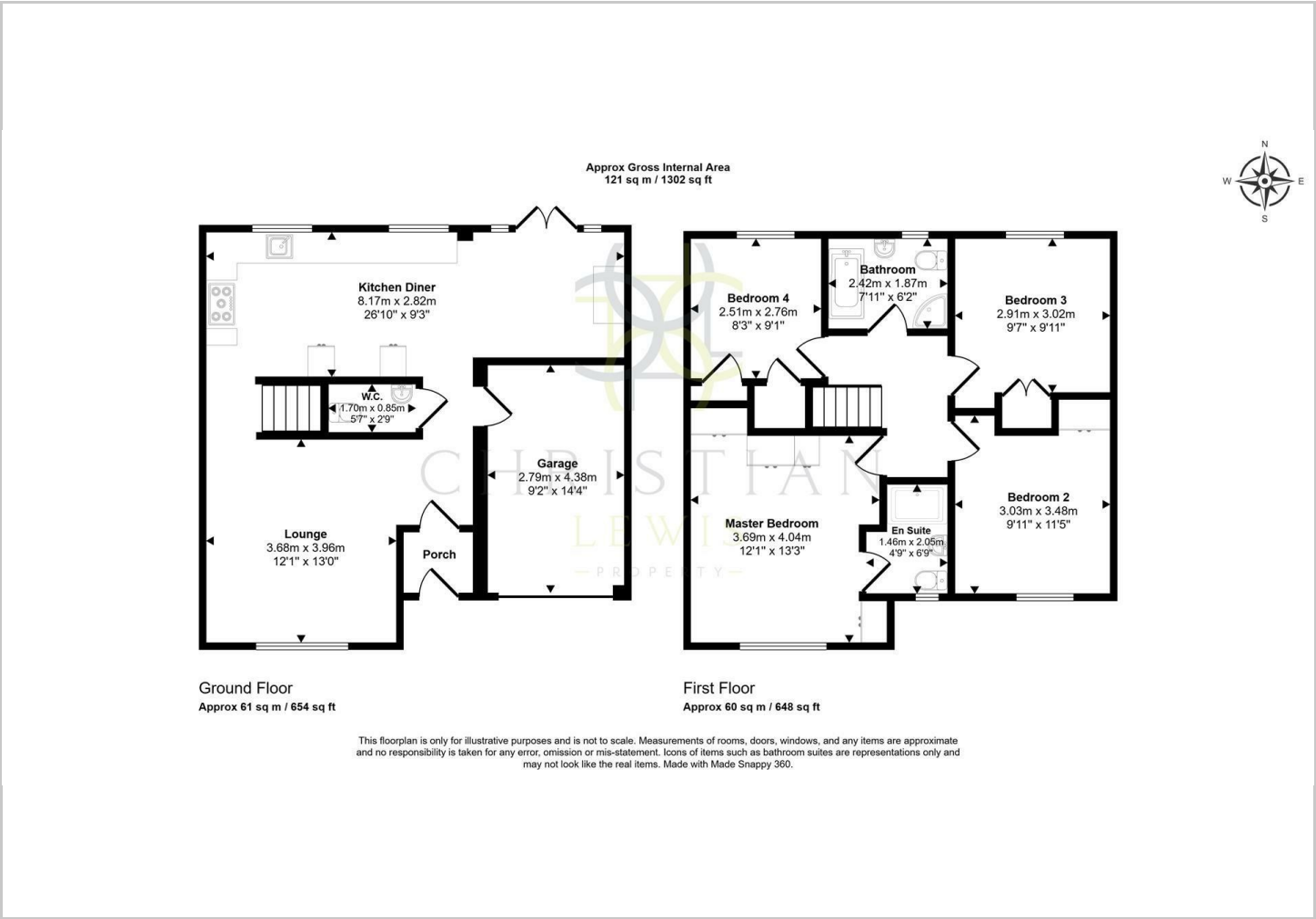
Disclaimer

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



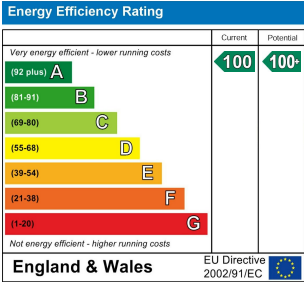
Location Map



Viewing

Please contact our Evesham Office on 01386 442929 if you wish to arrange a viewing appointment for this property or require further information.

Energy Performance Graph



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.