



9 Fairfield Road, Evesham, WR11 1HB

Asking price £375,000





# 9 Fairfield Road

## Evesham, WR11 1HB

- Four bedroom period family home with large gardens
- Refurbished carefully over many years by the current owners
- Dutch style shed at the back of the summer house, which could be used as a workshop
- Kitchen and utility room has flag stone flooring with underfloor heating
- Conveniently situated within easy reach of local schools, shops and everyday amenities
- Parking to the rear
- Handmade kitchen and refurbished bathrooms
- Summer house and layout of the garden provides for excellent outdoor entertainment
- Bathroom has marble flooring/shower splash back with underfloor heating
- Chain Free

### A PERIOD HOME WITH LARGE GARDENS, FOUR BEDROOMS AND AMPLE PARKING TO THE REAR

An exceptional opportunity to acquire this charming red-brick family home, lovingly maintained, improved, and thoughtfully extended by the current owners over many years. Combining character, space, and practicality, this attractive property enjoys a highly convenient location close to local amenities and the town centre, while still benefiting from a semi-rural feel thanks to its generous gardens and pleasant surroundings.

The home has been significantly enhanced to create versatile and well-proportioned accommodation, including a loft conversion that provides additional bedroom space and a beautifully crafted handmade kitchen that forms the heart of the home. The result is a property that perfectly blends traditional charm with modern family living.

The ground floor accommodation comprises a welcoming lounge, ideal for relaxing and entertaining, together with a spacious kitchen/dining room featuring the bespoke handmade kitchen and ample space for family meals and social gatherings. A useful utility room and convenient cloakroom/WC complete the ground floor.

To the first floor are two well-sized bedrooms and a recently refurbished family bathroom, finished to a high standard with contemporary fixtures and fittings. The second floor offers two further bedrooms, providing flexible accommodation suitable for growing families, guest rooms, or home office space.

Externally, the property continues to impress. To the front is an attractive garden setting the home back from the road, while the substantial rear garden has been carefully landscaped and is well stocked with a variety of mature plants, shrubs, and flowers, creating a wonderful outdoor space to enjoy throughout the seasons. In addition, there is ample off-road parking to the rear of the property, a valuable feature for modern family living.

This delightful home offers the perfect balance of character, comfort, and convenience.



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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 B

**EPC Rating - TBC**

### 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.

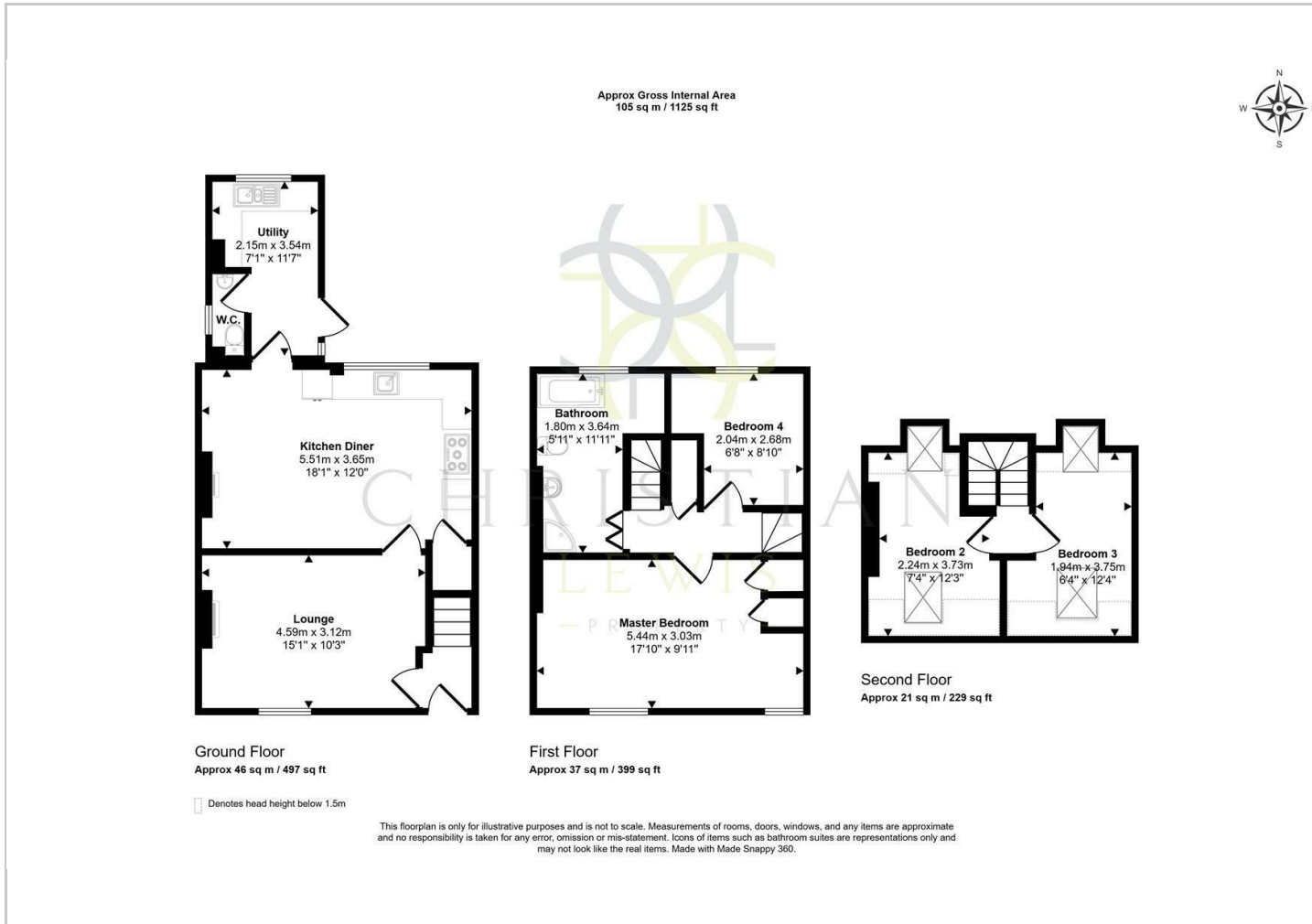
Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position.

Please inform us if you become aware of any information being inaccurate.

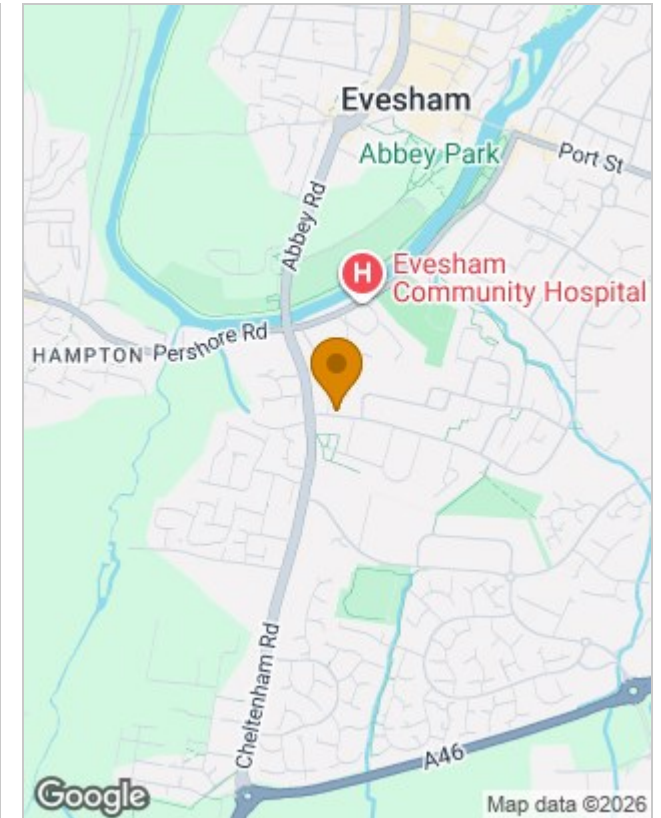




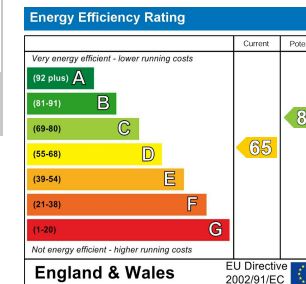
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.