



116 High Street, WR11 4EJ

Offers over £550,000





# 116 High Street

, WR11 4EJ

- A beautifully presented Edwardian villa located on the High Street
- Close to the station for London Paddington
- Parking at the rear
- A home which certainly has the WOW factor and has to be viewed in person to appreciate the size, spec and location on offer
- Flexible accommodation - It could suit multi generational living if required
- Landscaped rear garden

## AN IMPOSING RED BRICK VILLA OFFERING THE WOW FACTOR WITH PARKING

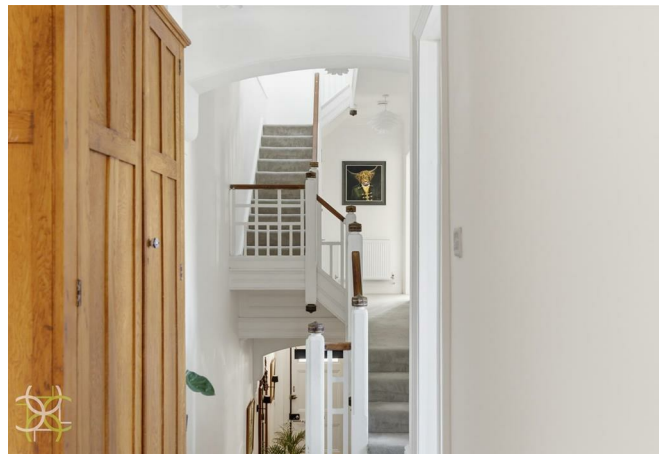
This exceptional Edwardian villa has undergone an extensive refurbishment, seamlessly blending original period features with modern comforts to create a truly elegant home. The property extends to approximately 2,700 sqft and is arranged over four beautifully presented floors.

From the moment you step into 116 High Street, you are immediately struck by the impressive scale, character, and welcoming atmosphere of this beautiful period home. Generous proportions, high ceilings, and an abundance of natural light combine to create a property that is both elegant and comfortable, offering versatile accommodation ideal for modern family living.

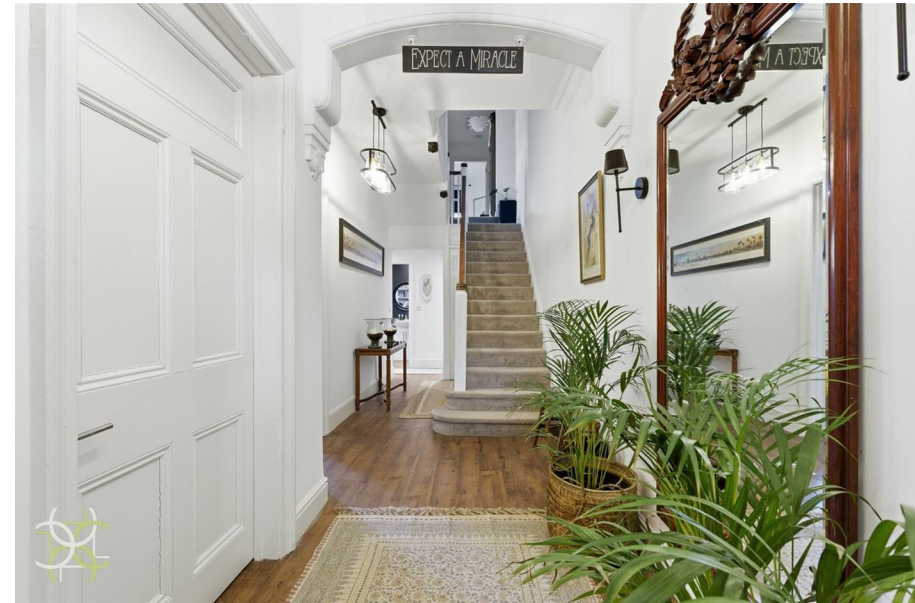
The accommodation begins with a spacious entrance hall that sets the tone for the rest of the property. From here, you will find two substantial reception rooms, each offering generous living space and flexible use as formal sitting and dining rooms, or as a family lounge and entertaining area. These rooms are filled with natural light and provide the perfect setting for both everyday living and hosting guests.

To the rear of the property is the well-appointed kitchen/breakfast room, designed to serve as the heart of the home. This inviting space provides ample room for dining and informal gatherings, making it ideal for family meals or social occasions. Adjacent to the kitchen are a practical utility room and pantry, offering excellent additional storage and workspace, while a convenient ground floor WC completes the ground floor accommodation.

On the first floor, there are three double bedrooms—one with fitted wardrobes—and a stylish family bathroom. The top floor is currently arranged as a master suite, featuring a spacious principal bedroom, a study, shower room, and a room currently used as a walk-in wardrobe. Additional benefits include off-street parking to the rear, a landscaped garden, a cellar for storage, and the convenience of a central town location



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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 F  
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.





Floor Plans



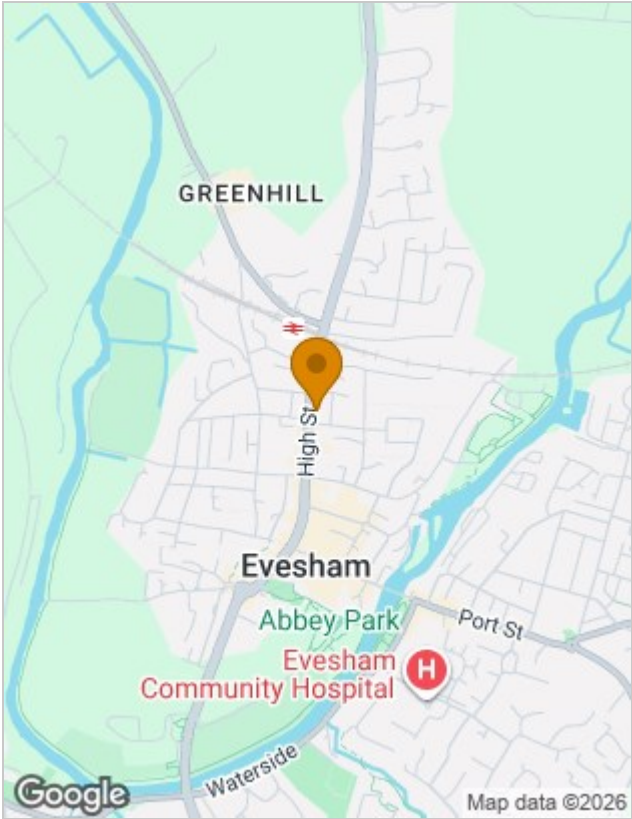
Viewing

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

