2-4 The Yard Winchcombe Road, Evesham, Sedgeberrow WR11 7UU

Offers over £650,000

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CHRISTIAN LEWIS PROPERTY

2-4 The Yard Winchcombe Road

Sedgeberrow
Evesham, WR11 7UU

- Unique property
- Generously proportioned bedrooms
- Two family bathrooms
- Countryside setting
- An abundance of privacy
- Oozing with character
- Large living space
- A swimming pool
- 1.6 acre plot
- Ample parking for multiple cars/vehicles

Charming Village Location – No Onward Chain

This delightful Grade II Listed Cottage, located in the heart of Sedgeberrow village, was converted from two cottages into one spacious home. The ground floor offers a welcoming Kitchen/Breakfast Room, Sitting Room, Dining Room, Snug, Cloakroom, Utility Room, and Shower Room. The second floor is divided by two separate staircases, each side featuring two double bedrooms and a family bathroom.

Outside, the property benefits from a generous driveway with parking for numerous vehicles, along with a garage and a gardener's toilet. The beautifully maintained garden extends to approximately 1.6 acres and even boasts an outdoor swimming pool. Perfect for equestrian enthusiasts, the grounds offer ample space and versatility.

Sedgeberrow is a sought-after semi-rural village boasting an 'Outstanding' rated primary school. The property is also within the catchment area for the highly regarded Bredon Hill Academy and Prince Henry's High School. Ideally situated, the home lies just six miles from the charming Cotswold village of Broadway and twelve miles from Cheltenham, offering excellent shopping, fine dining, cultural attractions, and extensive schooling options. Evesham is also only three miles away, providing mainline rail services to London Paddington, while Junction 9 of the M5 is approximately six miles from the property.

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Additional Information

Tenure: We understand that the property is for sale Freehold.
Local Authority: Wychavon
EPC Rating: Exempt
Rated band G but subject to confirmation

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.

Anti Money Laundering & Financial Regulations

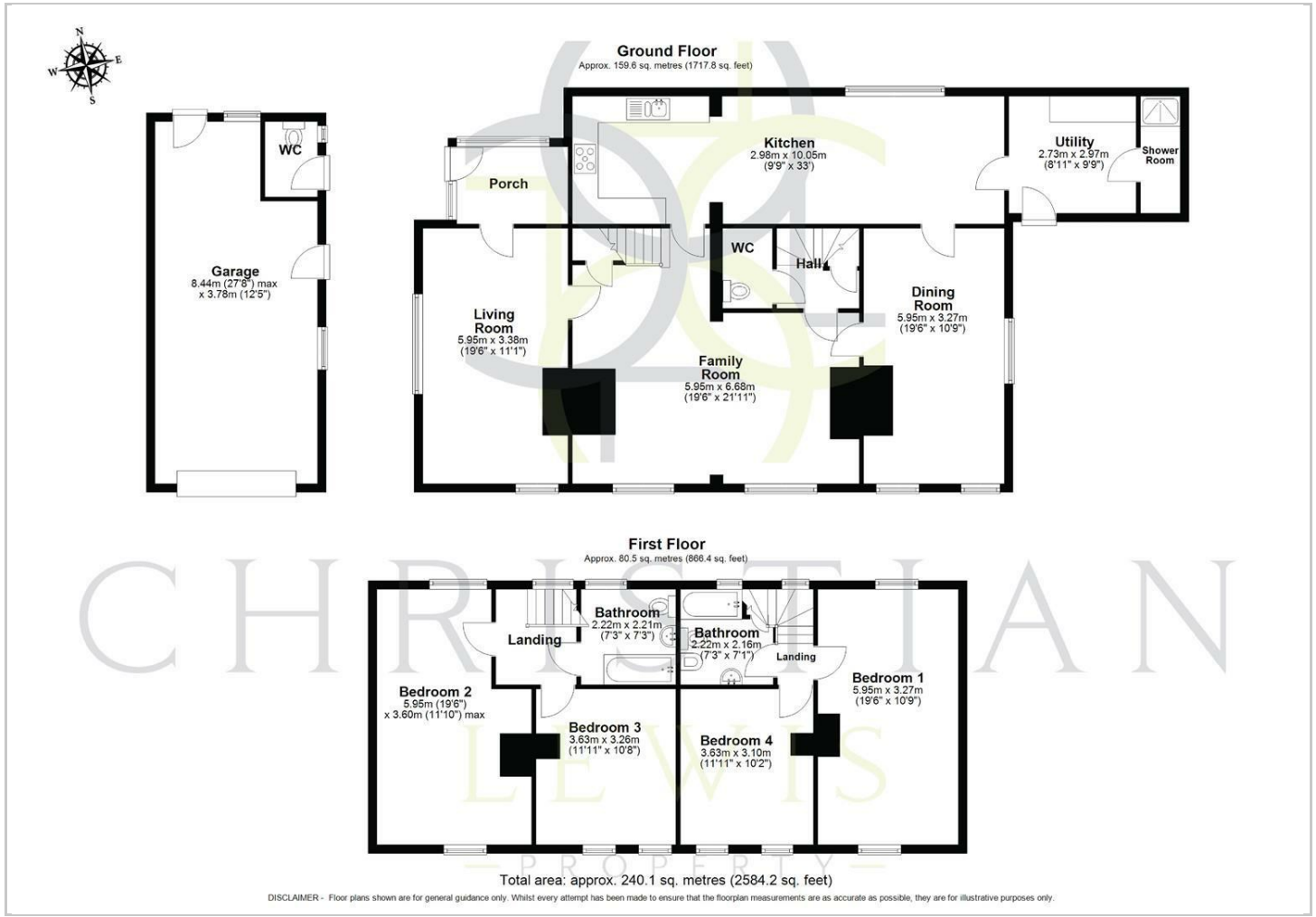
In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

A non-refundable AML verification fee of £30 (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.

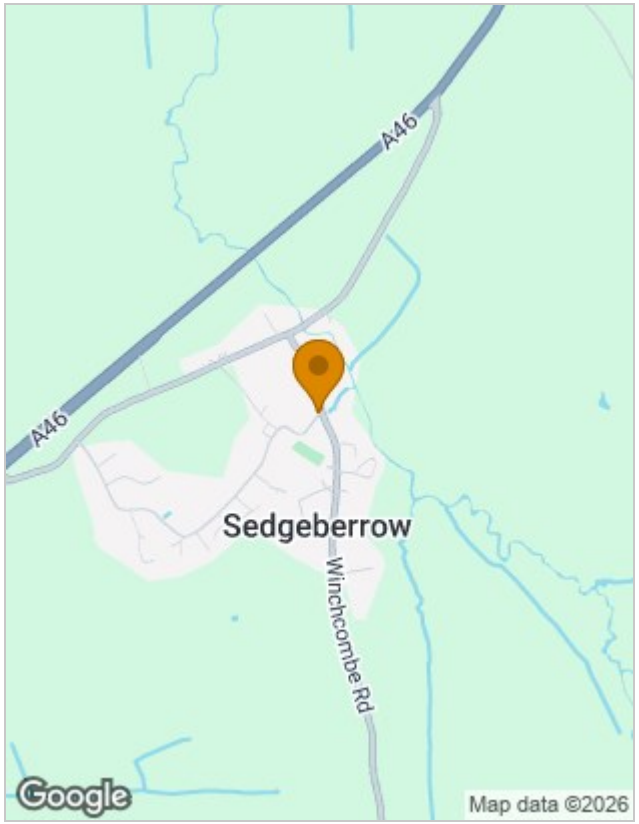
Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.

CHRISTIA
LEWIS

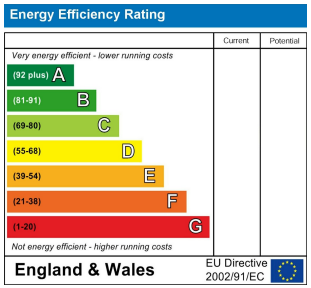
Floor Plans



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.

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