



The Bungalow Evesham Road, Evesham, WR11 8SA

Offers over £650,000





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# The Bungalow Evesham Road

Evesham, WR11 8SA

- A fabulous rural bungalow with huge driveway, detached double garage with office above
- Total plot approx. 2 acres
- Lovingly owned by the current owners for over 30 years
- Greatly extended bungalow
- Previously a former cattery but has endless possibilities for running a business from here
- Three bedrooms, three reception rooms, two bathrooms
- Glorious gardens
- Separate access to the rear

This superb detached bungalow is set in a rural location and benefits from a generous driveway, a detached double garage with an office above, and beautifully maintained, well-stocked gardens.

Previously operated as a cattery, the property offers immense versatility, presenting opportunities for running a business from home, pursuing hobbies, or even establishing a smallholding. Cherished by the current owners for over 30 years, the bungalow now presents a wonderful opportunity for new owners to breathe fresh life into this characterful and adaptable home.

The bungalow has been thoughtfully extended and meticulously maintained by its current owners, offering a versatile and spacious layout. Accommodation comprises an entrance hall, a kitchen/diner, a cosy snug, a utility room, a conservatory, loft room, a study, and three bedrooms. There are two well-appointed bathrooms, including a convenient Jack and Jill design, as well as a generous living room, providing a perfect balance of comfort, practicality, and style.

Outside, the garden is beautifully mature and exceptionally well-stocked, featuring a variety of distinct areas to enjoy. The space is private and secluded, providing a tranquil setting for relaxation, entertaining, or simply enjoying the outdoors.

AGENTS NOTE - The access to the rear plus the one acre paddock to the south can be included or excluded from the transaction dependant on the buyer and the price agreed.



## 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** D

## 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.

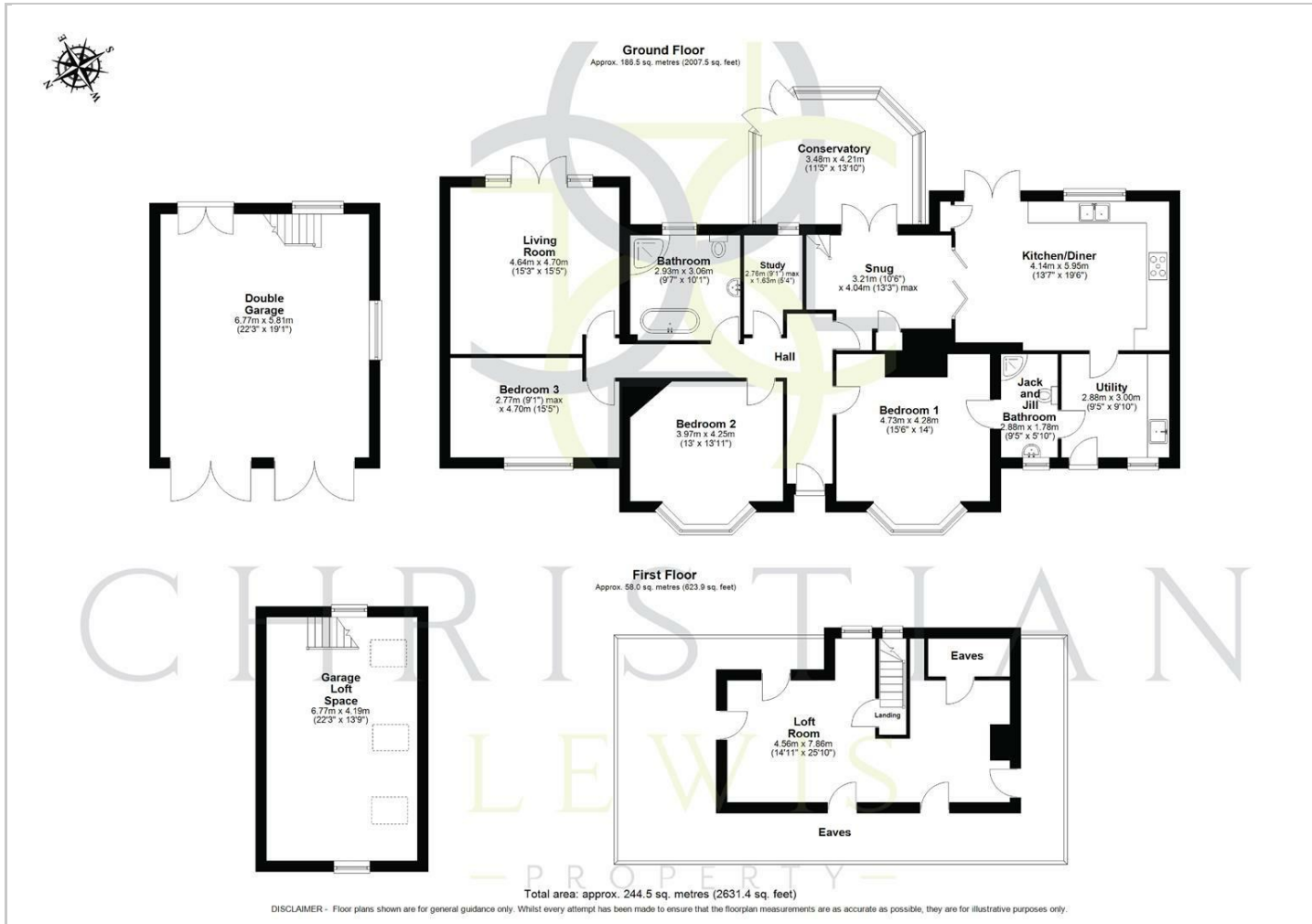
Please inform us if you become aware of any information being inaccurate.



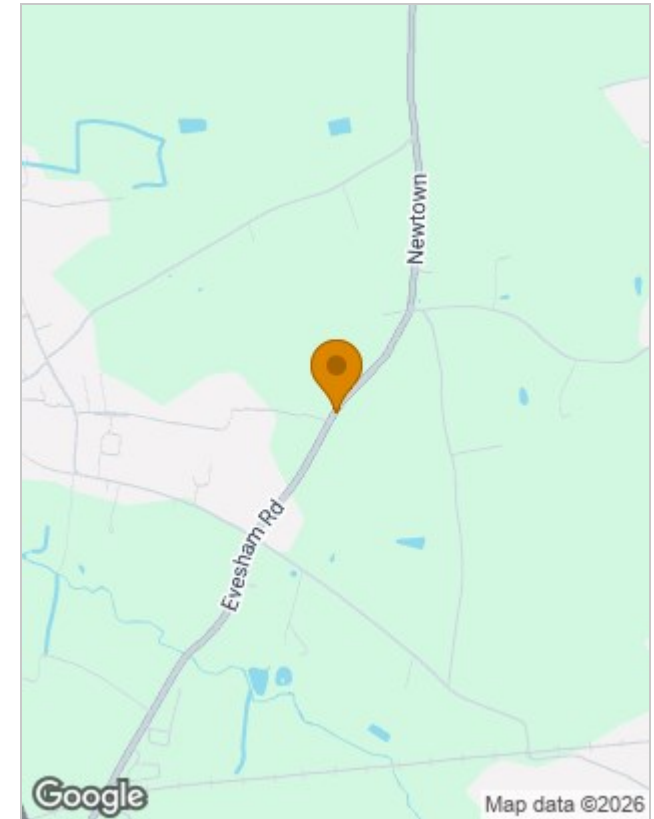




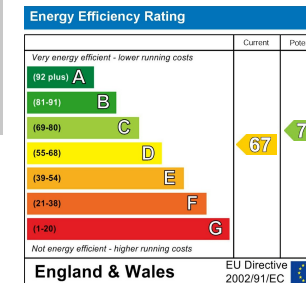
## Floor Plans



## 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.