



Westmead The Groaten, Evesham, WR11 7ST

Offers in the region of £850,000

 4  2  3  E



# Westmead The Groaten

Evesham, WR11 7ST

- CHAIN FREE
- DETACHED
- OVER 2900 SQ FT
- LARGE SWEEPING DRIVEWAY
- TURN KEY
- 4 BEDROOMS
- LARGE LIVING SPACE
- SET WITHIN THREE QUARTERS OF AN ACRE
- EXTENSIVELY UPGRADED AND MODERNISED

|| CHAIN FREE || 4 BEDROOMS || DETACHED || SET WITHIN 3/4 ACRE || LARGE LIVING AREA ||

Positioned on the edge of the village, this impressive detached property enjoys commanding views across unspoiled open countryside. Built around 1972, the property offers generous and versatile living space. It is set within beautifully landscaped and well-established gardens extending to approximately three-quarters of an acre, this provides a wonderful balance of privacy, space, and natural beauty.

Westmead has been thoughtfully extended and sympathetically improved by the current owners, creating a home that combines both style and practicality. Now offering in excess of 2,900 sq. ft. of accommodation, the property provides an impressive amount of living space designed with flexibility in mind.

The property is approached by a long, sweeping driveway, which not only creates a grand sense of arrival but also provides extensive parking for several vehicles, as well as ample space for a caravan or motorhome. Upon entering, the spacious reception hall sets the tone for the accommodation on offer. The ground floor comprises a generously proportioned living room with log burner, a dedicated study or second living room, and a bright, open-plan kitchen and dining area, which forms the heart of the home and provides an excellent space for family gatherings. Further enhancing the living space is a versatile games room, a practical utility room, and a convenient ground-floor W/C.

The first floor offers four generous size bedrooms, 3 of which are accompanied by built in wardrobe storage for additional convenience. To finish the 1st floor, there is a modern family bathroom with full suite including jet bath, and stand alone shower in addition to a further separate shower room.

Externally, the storage continues with a large metal shed, side storage/workshop and a greenhouse for keen gardeners.



## Important Additional Information

**Tenure:** We understand that the property is for sale Freehold.

**Local Authority:** Wychavon District Council

**Council Tax Band:** We understand that the Council Tax Band for the property is Band G

**EPC Rating:** E

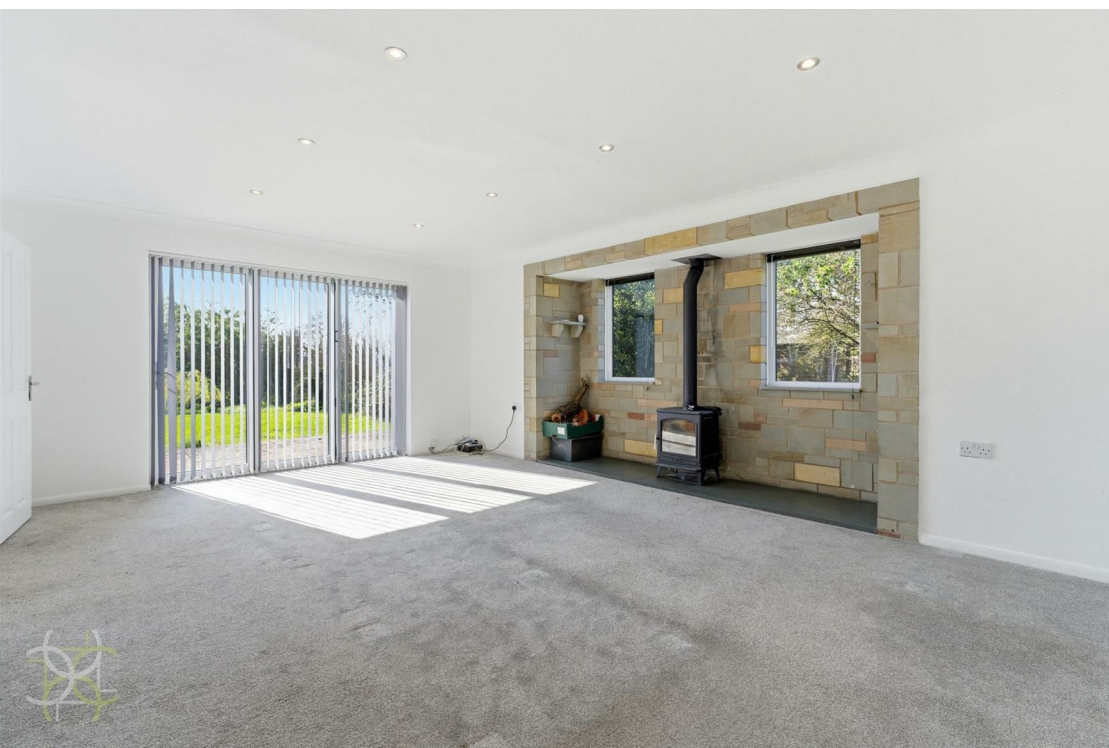
## DISCLAIMER

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.







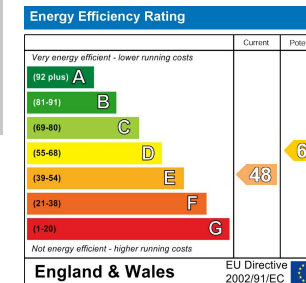
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Pershore Sales Office on 01386 555368 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.