



White Heart Villa Elmley Road, Evesham, Ashton-Under-Hill WR11 7SH

Offers over £700,000





White Heart Villa Elmley Road

Ashton-Under-Hill

Evesham, WR11 7SH

- A fabulous four bedroom detached family home
- Parking plus double car barn
- Flexible and spacious living accommodation
- Backing out onto Bredon Hill with uninterrupted views
- Highly regarded village
- Must be viewed to be fully appreciated

White Hart Villa is a beautifully presented four-bedroom home situated in the heart of the village, enjoying attractive far-reaching rural views. Significantly improved and renovated by the current vendor, the property combines character, style and modern practicality to create a superb family home.

A particular feature is the bespoke kitchen, fitted with a comprehensive range of wall and base units, Corian work surfaces and an attractive island providing additional storage and a sociable focal point.

The formal dining room is presented in excellent decorative order and features an impressive inglenook fireplace, creating a charming setting for family meals and entertaining. The dual-aspect sitting room is equally inviting, with a tasteful log burner and oak mantle providing a warm focal point. French doors open onto the rear terrace, creating a seamless connection with the garden during the summer months.

The property retains a wealth of character features, including inglenook fireplaces, polished stone and oak flooring. The principal bedroom enjoys wonderful rural views and benefits from an en suite and highly useful walk-in dressing area. The remaining bedrooms are all generously proportioned, with bedroom two also benefiting from an en suite.

Outside, the attractive low-maintenance garden offers excellent space for relaxation and entertaining. A paved rear terrace leads to a lawned area enclosed by hedgerow and fencing, while the former pig sty provides useful storage.

To one side is a recently erected open car barn with overhead storage, alongside a spacious block-paved driveway providing parking for several vehicles. Further gravelled parking is available to the opposite side.

White Hart Villa offers an exceptional blend of character, generous accommodation, modern improvements and attractive rural surroundings, making it an ideal village home.

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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 G
EPC Rating C

Anti Money Laundering & Financial Regulations

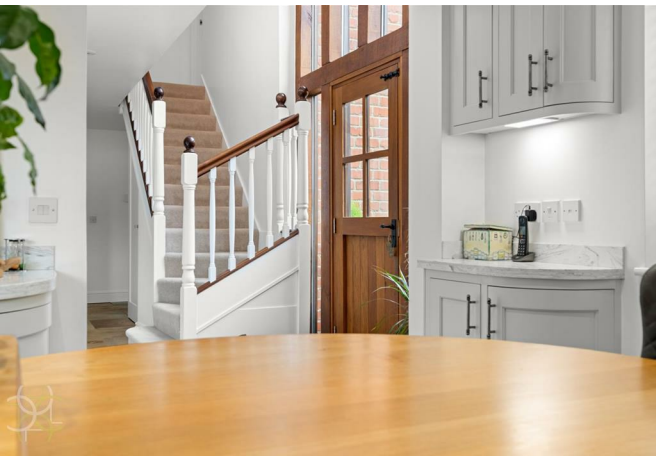
In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

A non-refundable AML verification fee of £60 (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.

Disclaimer

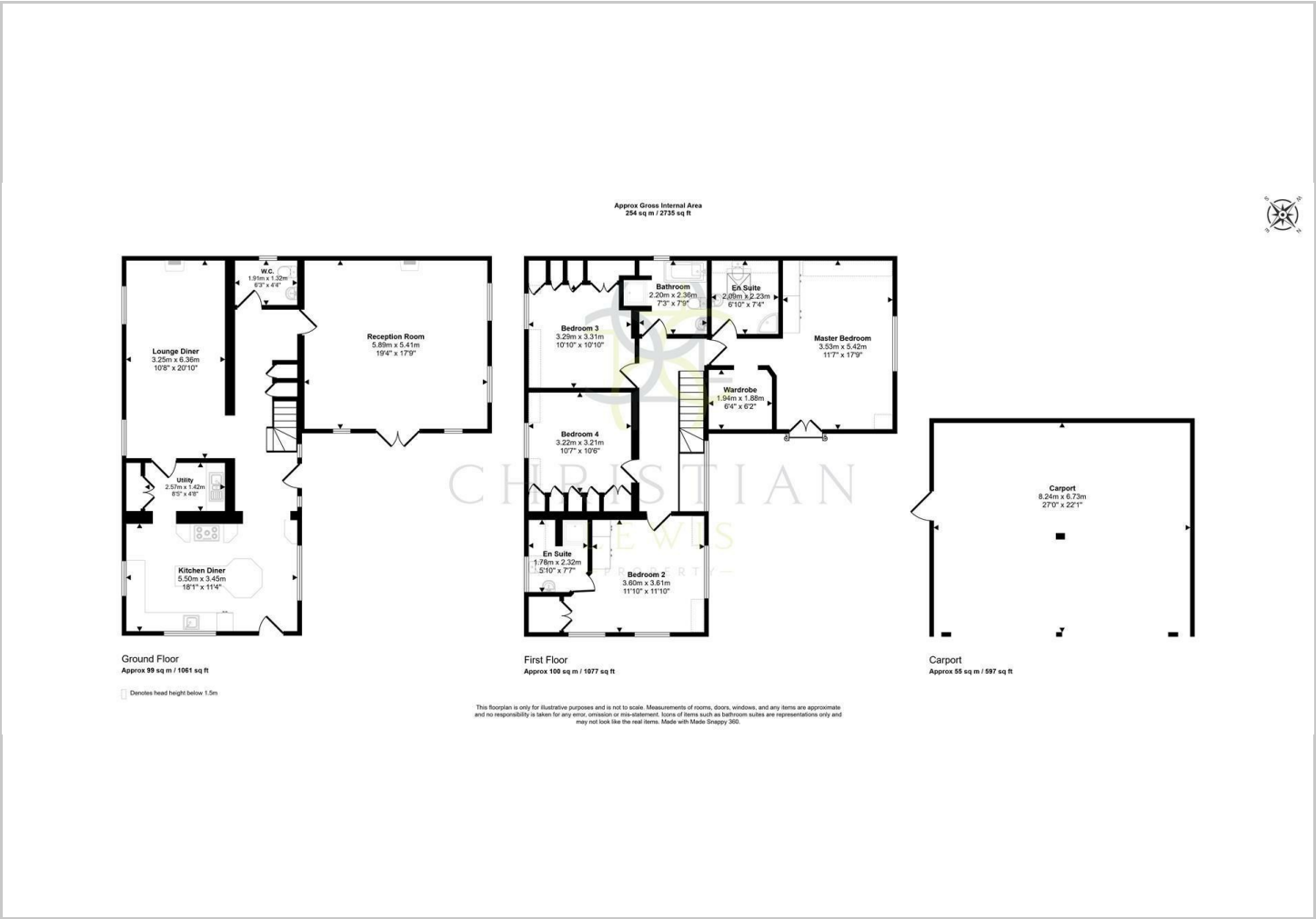
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Floor Plans



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.

86 High Street, Evesham, Worcestershire, WR11 4EU
Tel: 01386 442929 Email: sales@christianlewisproperty.co.uk www.christianlewisproperty.co.uk

Location Map



Energy Performance Graph

