

1 Whitford Close, Evesham, Bretforton WR11 7JW

Asking price £475,000

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CHRISTIAN LEWIS PROPERTY



1 Whitford Close

Bretforton
Evesham, WR11 7JW

- A greatly extended four bedroom family
- In the heart of the highly regarded village of Bretforton
- A beautifully fitted kitchen/dining/living
- Single garage parking
- Sunny aspect rear garden
- Over 1,600sqft

A GREATLY EXTENDED FAMILY HOME OFFERING A TREMENDOUS AMOUNT OF LIVING SPACE PLUS PARKING AND GARAGE

Situated in the heart of the sought-after village of Bretforton, this beautifully maintained and much-loved four-bedroom, two-bathroom family home presents an excellent opportunity for buyers seeking spacious, versatile accommodation in a desirable village setting on the edge of the Cotswolds.

Having been thoughtfully remodelled and enhanced by the current owners, the property offers over 1,600 sqft of well-appointed living space, ideally suited to modern family life. The flexible layout provides a wonderful balance of comfortable living and practical functionality, with generous proportions throughout and a welcoming feel from the moment you step inside.

The ground floor begins with an inviting entrance hall, leading through to a spacious lounge that extends from the front to the rear of the property. This attractive reception room provides ample space for relaxing and entertaining, with patio doors opening directly onto the rear garden, creating a seamless connection between indoor and outdoor living. The kitchen/breakfast room offers a sociable space for everyday family life, incorporating a dedicated dining area ideal for family meals and entertaining guests. A useful utility room provides additional practicality, while a ground-floor cloakroom completes the downstairs accommodation.

To the first floor, there are four well-proportioned bedrooms, offering flexibility for growing families, guests or those requiring a home office. The principal bedroom benefits from its own en-suite facilities, while the remaining bedrooms are served by a family bathroom.

Outside, the property continues to impress, with off-road parking and a single garage providing valuable storage and secure parking options. To the rear, the well-stocked garden offers an attractive outdoor space with plenty of potential for relaxing, gardening and entertaining during the warmer months.





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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 E
EPC Rating D

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

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.



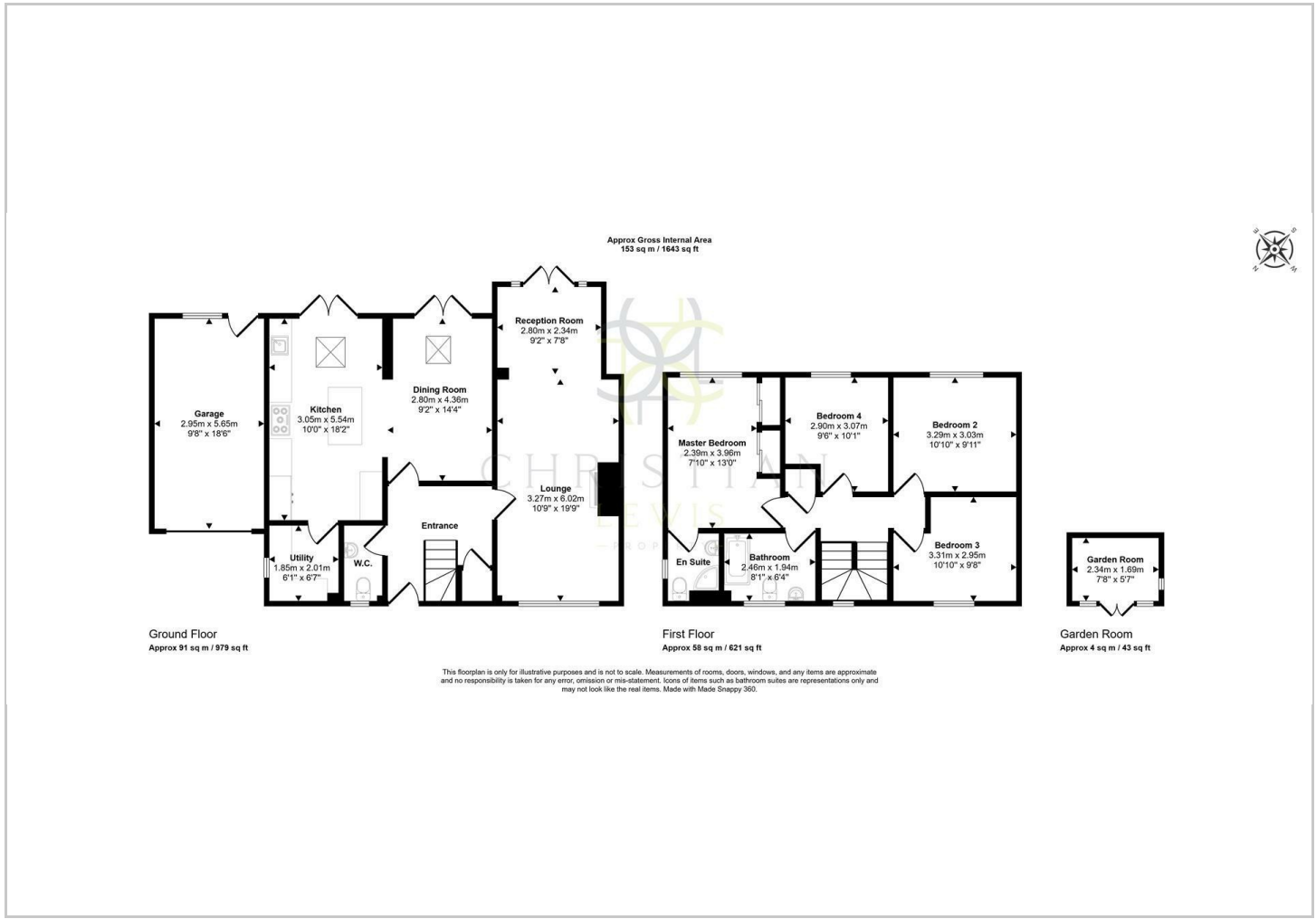





GRANDAD LIKES...
BELLRINGING
SOLVING PROBLEMS
DIY ★ RED WINE
PLAYING UNO
(AND LOSING!)
BEING TRENDY
HELPING PEOPLE
GETTING HIS
RODS OUT
BEING THE BEST GRANDAD
IN THE WORLD



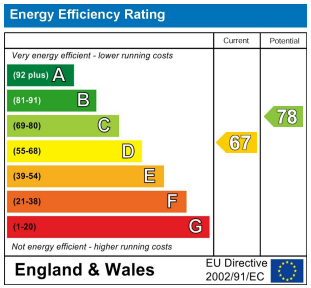
Floor Plans



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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