



Weston Road, Bretforton
Evesham, Worcestershire, WR11



Beyond your expectations

An immaculately presented 4 Double Bedroom Family House

Entance Lobby | Reception Hall | Sitting Room | Dining Room | Family Room | Kitchen/Breakfast Room | Utility Room | Cloakroom | 4 Double Bedrooms all with En-Suite Facilities | Double Garage | Landscaped Gardens

Guide Price £795,000 Freehold

Description

An immaculately presented family house located in the heart of the popular village of Bretforton which has been extended and improved to a very high standard by the current owners. The accommodation briefly comprises: Entrance Lobby, Spacious Reception Hall, Sitting Room, Dining Room, Cloakroom, Family Room, Kitchen/Breakfast Room with a range of integrated appliances to include; induction hob, 2 electric ovens, 2 combination microwaves, fridge, dishwasher, boiling water tap, under counter freezer, quartz worktops, breakfast bar and bi-fold doors to the rear garden, Utility Room. On the first floor there is an impressive Master Bedroom Suite with En-Suite Bathroom and Dressing Room, as well as Three Further Double Bedrooms all with En-Suite Facilities.

Outside

The property is accessed via a gated entrance leading onto an extensive gravelled driveway (in excess of 200 feet) providing Off Road Parking for several vehicles and access to the Detached Double Garage which has an electric up/over door, power, light and mezzanine storage. The rear garden, which is south-west facing, is initially laid to a full width paved patio area with a further wooden decked patio to the far end with a hot-tub (not included in sale). There are far-reaching views towards Dover's Hill. The front of the property is mainly laid to lawn and has pedestrian access via a wooden gate onto the Weston Road. The whole plot extends to approximately 0.3 of an acre.

Location

Bretforton is a sizeable village with amenities to include a first school, a parish church, a community run village store, and an award winning National Trust country pub. Evesham is the main shopping destination approximately 5 miles distant and a mainline railway in nearby Honeybourne provides a regular service to London Paddington. The larger centres of Stratford-upon-Avon and Cheltenham are both within easy motoring distance and the pretty North Cotswold towns of Broadway and Chipping Campden lie approximately 6 miles distant.

Additional Information

All mains services connected and gas fired central heating. The property is rated Band D for Council Tax resulting in a charge of £1,606.23 for 2017/18 (Wychavon District Council).



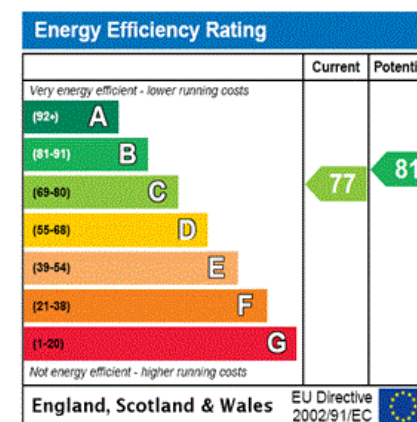
Hamptons International

27 High Street, Broadway, Worcestershire, WR12 7DP

Sales. 01386 852205

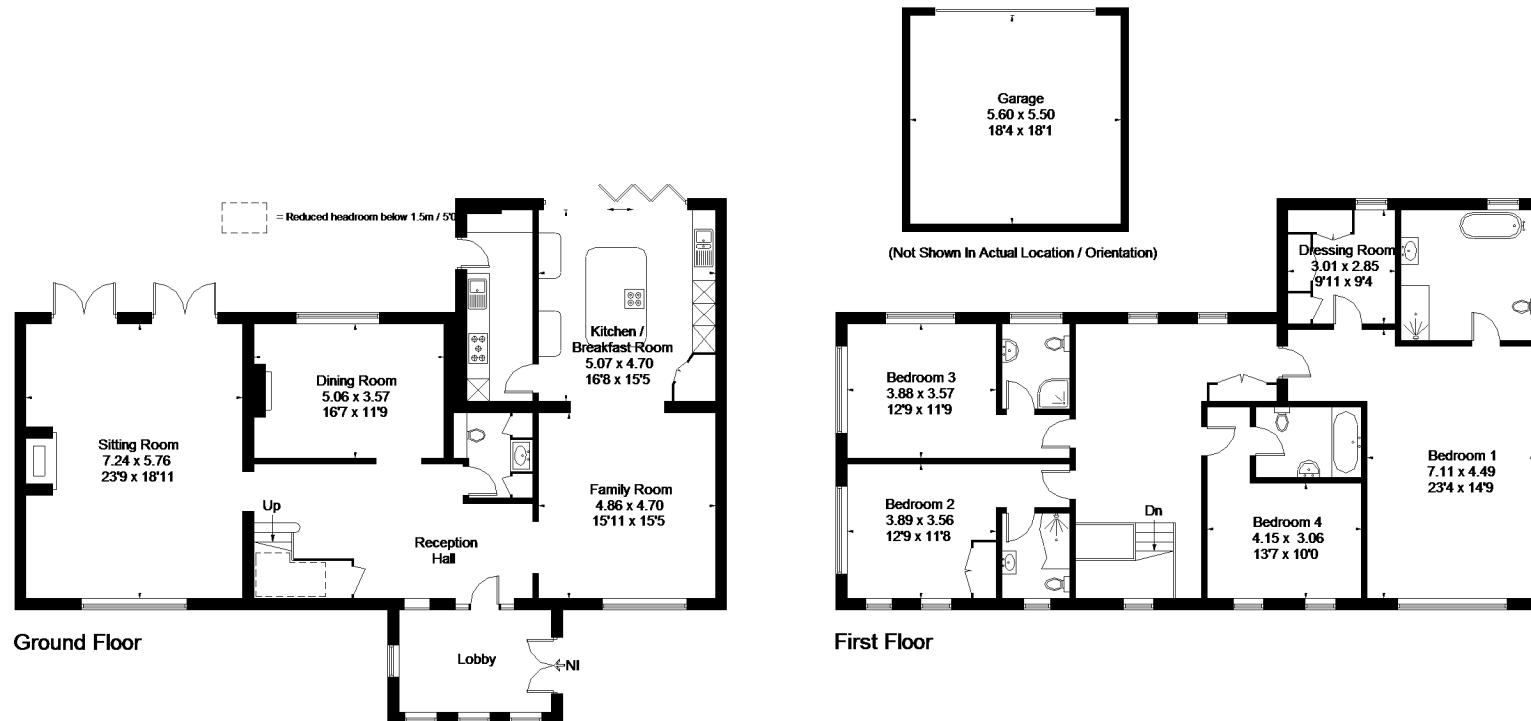
broadway@hamptons-int.com

www.hamptons.co.uk



Weston Road, Bretforton, Evesham

Approximate Gross Internal Area = 318.5 sq m / 3428 sq ft
Garage = 30.8 sq m / 331 sq ft
Total = 349.3 sq m / 3759 sq ft



FLOORPLANZ © 2018 0203 9056099 Ref: 203899

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

