



20 The Heathers

£375,000

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The property's location in this highly sought-after area of Evesham adds to its appeal, providing proximity to excellent schools, amenities, and a desirable community atmosphere. This fabulous family home boasts four well-sized bedrooms, providing ample space. The master bedroom includes an en-suite bathroom, and the other bedrooms share a family bathroom, which is well-appointed with contemporary fixtures and fittings.

The potential ground floor bedroom offers versatility for various needs, such as a guest room or an office. The living room is spacious and inviting, designed for family comfort. It includes large bay windows allowing natural light to fill the room. The open-plan kitchen-diner is a central hub for family activities, featuring modern appliances, sleek countertops, and a dining area. The kitchen connects seamlessly to the conservatory, creating a bright and airy space for casual dining or relaxation.

The attractive conservatory is an ideal spot for enjoying sunlight and views of the surroundings, providing an additional living space that connects the indoors with the outdoor garden, which is well-maintained and includes a covered patio area, perfect for outdoor entertainment.

The old market riverside market town of Evesham is situated in the centre of the famous horticultural Vale of Evesham, which has attractive countryside from the tranquil banks of the River Avon to the undulating hills and peaceful wooded slopes of the Cotswolds. The town was founded around an 8th century abbey, one of the largest in Europe, which was destroyed during the Dissolution of the Monasteries with only Abbot Lichfield's Bell Tower remaining.

Evesham is located roughly equidistant between Worcester, Cheltenham and Stratford-upon-Avon and is 8 miles from Broadway. As well as a railway station that has services to Oxford, London Paddington, Worcester and Hereford, the area has excellent communications with the M5, M40 and M42 networks. Evesham provides good shopping, sports and recreational facilities such as a restored art deco cinema. It offers a range of excellent schools for all ages and is home to many good restaurants and public houses.





- Ample storage options, including built-in wardrobes and a utility room.
- Central heating system for year-round comfort.
- Garden with covered patio area.
- Double-glazed windows and efficient insulation for energy efficiency.
- The potential ground floor bedroom adds flexibility to the floor plan.
- Highly sought after location.

TOTAL FLOOR AREA: 1235 sq.ft. (114.7 sq.m.) approx.
Below every detail has been made to ensure the accuracy of the floor plan contained here, measurements of any room or area are approximate and are for guidance only. The dimensions and areas given are for the overall room or area and should be used as such by any prospective purchaser. The services, systems and appliances shown are not to guarantee and are for guidance only. It is the responsibility of the prospective purchaser to have these checked by a qualified engineer.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

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