Leggett & James

The Vale of Evesham Property Experts



74 Winchcombe Road

Sedgeberrow, Evesham, WR11 7UB

Asking Price £795,000

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Set in a great plot that enjoys a fantastic Southerly facing rear garden, this handsome detached home has been beautifully looked after by the current owners and offers key features that include a detached outside Studio/Office and a wonderful garden room, which is perfect for entertaining.

There are four bedrooms with an ensuite to the master, a generous living room with a feature fireplace, a delightful open plan kitchen dining room, whilst outside is the perfect undercover entertainment terrace with it's own log fired oven.

This superb home will not disappoint as there is so much to offer, from the plot to the condition, this is one not to miss.







The Village of Sedgeberrow
The attractive Worcestershire village of Sedgeberrow enjoys a peaceful rural setting, surrounded by open countryside and conveniently positioned just a few miles south of Evesham, with easy access to Broadway, Winchcombe, Cheltenham and Tewkesbury.

The village offers a welcoming community atmosphere and a range of local amenities, including the well-regarded Church of England First School, a village hall and the popular Shukur's at The Queen's Head, renowned for its excellent Indian cuisine.

Combining traditional village charm with convenient access to nearby towns and the wider Cotswolds, Sedgeberrow is a delightful place to call home.

Entrance Porch
with a multi lever door opening into the porch, which has double glazed windows, a feature quarry tiled floor and a further multi lever door opening to:

Reception Hall
having a ceramic tiled floor, telephone point, radiator, stairs to the first floor and doors leading off to:

Cloakroom
with an obscure double glazed window to the front, a radiator and fitted with a white low level WC and matching wash basin.

Living Room 25'9 x 14'6 (7.85m x 4.42m)
with double glazed windows to the front side and rear, along with double glazed twin doors that open to the rear garden. The room enjoys a stunning engineered Oak floor, two radiators, TV point and a feature brick built inglenook fireplace with an inset log burner.

Dining Room 13'9" x 11'9" (4.2 x 3.6)
enjoying a lovely 'parque' wood block floor, inset spot lighting, an open style fireplace and twin doors that open to the Garden Room. A small step flows through to the open plan kitchen.

Kitchen 18'0" x 10'2" (5.5 x 3.1)
having double glazed windows to the front and rear and well equipped with an antique Oak style range of cupboards and drawers, all complemented by 'Granite' work surfaces, along with a space for a range style cooker. The ceramic sink enjoys a mixer which includes a hot water kettle tap, whilst there is an integral dishwasher and fridge.

A feature brick edged archway leads to:

Utility Room 10'2" x 6'10" (3.1 x 2.1)
with a double glazed window to the front and a multi lever double glazed door to the rear garden, fitted cupboards with wood block work surfaces, space for a double fridge, a radiator and a wall mounted 'Worcester' gas combination boiler.

First Floor Landing
having two double glazed windows to the front, stylish Oak panel doors leading to all of the rooms and a generous access door to the loft space, with a fold down wooden ladder. The attic provides fantastic storage, with floor boards and lighting.

Bedroom One 10'9" x 10'9" (3.3 x 3.3)
The master bedroom enjoys the feature of twin double glazed doors the overlooks the delightful rural view and open out onto a balcony, which is the perfect place for those early morning coffees on the terrace. The also benefits from fitted air conditioning, fitted wardrobes and a door to:

Ensuite
with an obscure double glazed window to the side, inset spotlighting and a panel radiator which also offers a heated towel rail. The modern white suite comprises a feature 'spa' bath with central mixer tap, a vanity wash basin with storage below, a low level WC and a walk in double shower with sliding glass doors and a hot water shower.

Bedroom Two 13'11" x 9'7" (4.26 x 2.93)
with a double glazed window that looks out to the superb rural view and a panel radiator.

Bedroom Three 9'11" x 8'10" (3.04 x 2.71)
having a double glazed window to the rear and a panel radiator.

Bedroom Four 12'1" x 5'2" or 7'2" max (3.7 x 1.6 or 2.2 max)
this room has a double glazed window to the front, a radiator and enjoys an array of fitted wardrobes.

Shower Room
having an obscure double glazed window to the side, this stylish modern room enjoys a modern white suite comprising a feature wash basin with mixer tap, storage below and a generous fitted mirror. There is also a walk in double shower space which has both a rainfall and hand held shower. The room is all complemented with decorative tiling and inset spotlighting.

Outside
The property stands in an enviable plot on the edge of Sedgeberrow, with a gated double driveway providing plenty of off road parking on the feature pressed cobble paved surface. The front garden is well established with planted trees and shrubs and a useful covered log store which also houses outside power points.

A gated side access opens to the fantastic rear garden garden, which enjoys a preferrable southerly facing aspect and is designed for outside entertaining and relaxing. A wide patio at the rear of the house looks towards a raised Koi pond with a glass side panel.

The lawn is edged by mature trees, plants and shrubs and leads to the far end of the garden, where the covered terrace is another place perfect for those summer afternoons, with space for seating and an outdoor log fired oven.

The Studio 17'3" x 9'11" (5.28 x 3.04)
Originally designed and built to be a music recording studio, this room has a fantastic acoustic but also creates the perfect place to become a multitude of uses from a home office to a gym. The choice is yours...

A separate Garden Store is attached at the rear of the studio and offers plenty of storage space, power and lighting.

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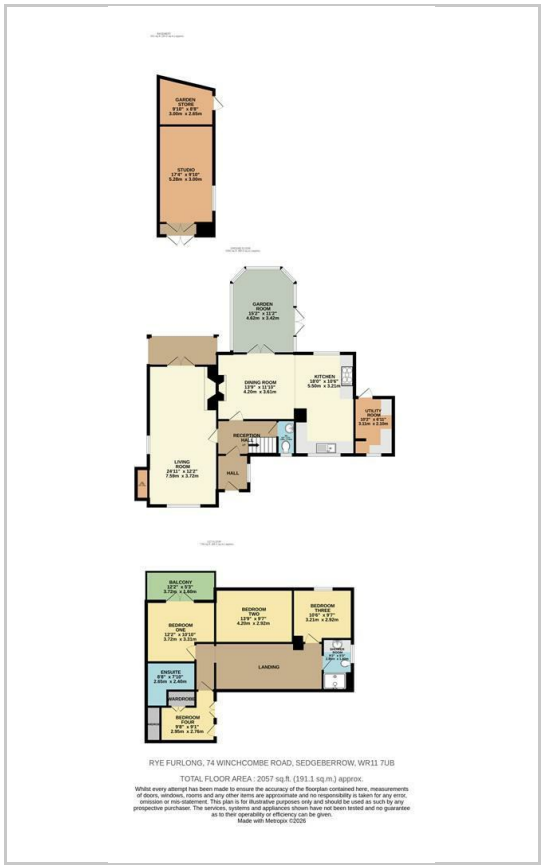
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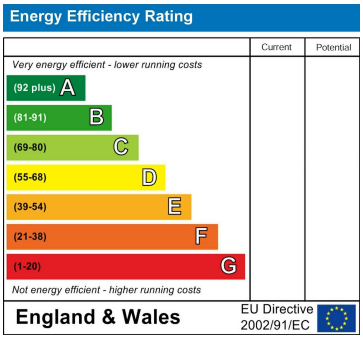
Area Map



Floor Plans



Energy Efficiency Graph



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