

# 1 Abbotts Drive

Evesham, WR11 2RY

Guide Price £495,000

# Johnsons

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FOR SALE  
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# 1 Abbots Drive

Evesham, WR11 2RY

**Guide Price £495,000**

Nestled in an idyllic location on the outskirts of Hampton, this spacious 4-bedroom detached house offers a tranquil escape from the hustle and bustle of town life. Beautifully positioned with an enviable south facing garden, and access to rural walks nearby this property is a true gem for those seeking the charm of sub-urban life without compromising on convenience.



The property welcomes you with a sense of space and modern features, but gently graces you with ambient warmth and colour throughout. The property presents a generously sized living area, perfect for spending quality time together or enjoying a quiet night at home. The open plan kitchen and dining area features well-appointed fixtures and a modern aesthetic, sure to be a vibrant space to be the heart of the family home or an ideal space for entertaining guests. There is also another family room that accompanies the kitchen space, a reminder that this property provides ample scope to tailor to your lifestyle whether it be a space for little ones to play or a studio to enjoy your hobbies. The downstairs accommodation also offers a utility room, storage options and a WC to maximise convenience for a busy lifestyle.

Upstairs the property boasts four good sized bedrooms.

The master bedroom boasts a designated dressing room area and a private en-suite, offering the perfect opportunity for a restful retreat.

The second double bedroom also benefits from an en-suite shower room, and there are two further bedrooms which lend themselves well to a growing family or space for functional purposes such as a home office.



### Local Schools

St Andrews CofE School and Nursery (0.37miles)

St Richards CofE First School (1.3miles)

St Egwins Middle School (1.41 miles)

The DeMontfort School (1.33miles)

Prince Henry's High School (1.6miles)

SEN - Vale of Evesham School (1.35miles)

Independent – Bowbrook House School (9.5miles)

*(Please get in touch with individual educational establishments to enquire about admission criteria and eligibility.)*







The outdoor space for this garden is a charming a low maintenance space, enjoying that south facing garden it is sure to be a little nature haven without the pressure of requiring heavy upkeep.

For those that seek more greenery, there is nearby access to green spaces available and its edge of village location provides options for rural walks as well as the beautiful River Avon located a short way away.

There is a quaint patio space, great for al fresco dining or to just enjoy those summer evenings. A modest lawn area is complimented by beautiful established foliage, and should you fancy developing your horticultural talents there is a delightful little allotment patch to enjoy it as a home hobby.

The property also flaunts a stunning double garage, providing secure storage for equipment or vehicles.





## Useful information:

Tenure:	Freehold
EPC:	B (85)
Council Tax	Band: F (Payable to Wychavon District Council)
What3Words:	///meaty.officer.recent
Parish:	Evesham (Hampton Ward)
Heating:	Boiler and radiators, electric
Windows:	High performance glazing



The Energy Performance Certificate for this property is: **B (85)**

There is potential for the property to move to: **A (93)**

More details can be found at:  
[www.find-energy-certificate.service.gov.uk](http://www.find-energy-certificate.service.gov.uk)

## 1, Abbots Drive, Evesham, WR11 2RY



Total Approx Area: 154.0 m<sup>2</sup> ... 1658 ft<sup>2</sup> (excluding double garage)  
All measurements of doors, windows, rooms are approximate and for display purposes only.  
No responsibility is taken for any error, omission or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



## About the area

Hampton is a suburb of the market town of Evesham, but still retains some of its village appeal through its amenities and community. It has a convenience store, a charming farm shop and access to primary education. It has a local social club that holds regular events and a traditional pub, The Cider Mill that rated well on Trip Advisor. It is also home to the beautiful Hampton Ferry, a natural beauty spot by the River Avon that hold regular events throughout the year including an angling festival and car show.

Evesham has a good selection of amenities, sporting facilities, clubs and events throughout the year. For the commuters, Evesham has a train station located centrally that provides great direct access to the nearby city of Worcester or through to London (Paddington). There are regular bus routes through to the surrounding villages, within Evesham or a further afield to nearby towns such as Stratford upon Avon or Redditch.





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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If there are any matters that are likely to affect your decision to buy, please contact us before viewing the property.