



**VAUGHANREYNOLDS**  
ESTATE AGENTS

Park Corner, Greenhill Park Road  
Evesham, WR11 4NL



## The Property

Nestled in a sought-after and well-established residential area, this Victorian semi-detached home is conveniently located near Evesham train station and the town centre, offering easy access to a variety of local amenities as well as easy access to the unique Cotswolds, Brecon Beacon and Malvern Hills.

The current owners have carefully updated and maintained the property, resulting in a surprisingly spacious and well-appointed living space spread over three floors. With around 2576 sq ft of adaptable living space and expansive gardens both to the front and back, this remarkable home is sure to attract a diverse range of buyers.

Set back from the street with a gravel driveway, the interior briefly features: a welcoming entrance hall with stairs leading to the upper levels. The sitting room is generously sized and features a large bay, charming fireplace with a log burner. Moving into the heart of the home, you will find a generously proportioned dining room with feature fireplace. Below the dining room is a cellar that is accessed externally. Beyond that is the kitchen/dining area offering excellent flexibility, complete with a dedicated dining space with large glazed doors that open up fully on to the patio. There is also a utility room and shower room completing the ground floor accommodation.

The kitchen is beautifully designed, featuring a comprehensive selection of wall and base units, contrasting Quartz work surfaces, and a wide array of integrated appliances.

The first floor is configured over two floors and includes two spacious bedrooms and a generous family bathroom. The main bedroom enjoys expansive views across to the Malvern Hills and features a suite of built in wardrobes, as well as a small adjacent room with feature circular window that the current owners use as a home office. The second bedroom has a large bay window which provides views to both the front and rear garden.







The second floor offers the third and fourth double bedrooms as well as generous storage space within the roof, accessed from the fourth bedroom. The third bedroom has an interesting feature window enjoying views across to the Malvern Hills. The fourth bedroom overlooks the rear garden. All bedrooms within the property are generous in size allowing space for double beds as well as ample bedroom furniture.

Outside, the property boasts a stunning mature plot with generous gardens at both the front and rear. The gardens are primarily laid to lawn, adorned with various shrubs, trees, and plants that create a lovely green backdrop. A sizable patio area is perfect for entertaining or enjoying outdoor meals, and there is an outbuilding in the rear garden that accommodates the gas boiler and is used as external storage space. A single garage is located at the bottom of the rear garden which is in need of repair.

### The Location

The old riverside market town of Evesham is situated in the centre of the famous horticultural Vale of Evesham - the fruit and vegetable basket of England. From the tranquil banks of the river Avon to the undulating hills and peaceful wooded slopes of the Cotswolds, the Vale offers some of the prettiest countryside in the United Kingdom. The region well known for its fruit and vegetable growing (especially asparagus) since medieval times, can be enjoyed seasonally throughout the year.

Park Corner is located in a sought after school catchment area including the highly rated Prince Henry's High School.

A major attraction is the River Avon, with very popular recreational areas offering something for everyone from fishing to walking to boating. Abbey Park with its Victorian bandstand offers you music on Sunday afternoons from June to September, where you can sit back and soak in the tranquil atmosphere of a lazy sunny afternoon.





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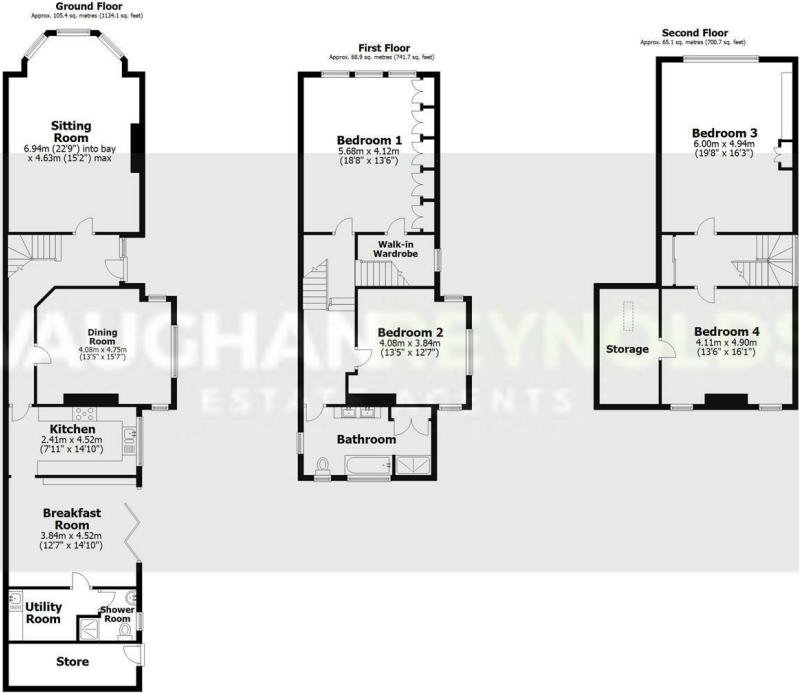
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# GENERAL INFORMATION



Total area: approx. 239.4 sq. metres (2576.5 sq. feet)  
 This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them. Plans produced using Planity.

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

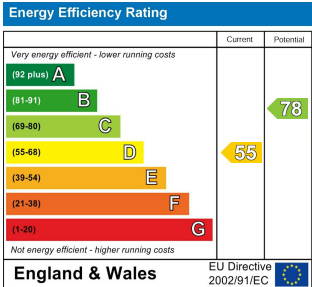
Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: All mains services are understood to be connected to the property.

Local Authority: Wychavon, Council Tax Band F

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