



A substantial Grade II Listed Georgian town house

Prospect House, Prospect Gardens, Elm Road, Evesham, Worcestershire, WR11 3PX

Freehold



Reception hall • drawing room • dining room • family room • breakfast/sitting room • sitting room • games room • conservatory • study • kitchen • utility • shower room • cellar • eight bedrooms (three en suite) • two family bathrooms • Gardens • garaging • parking.

Distances

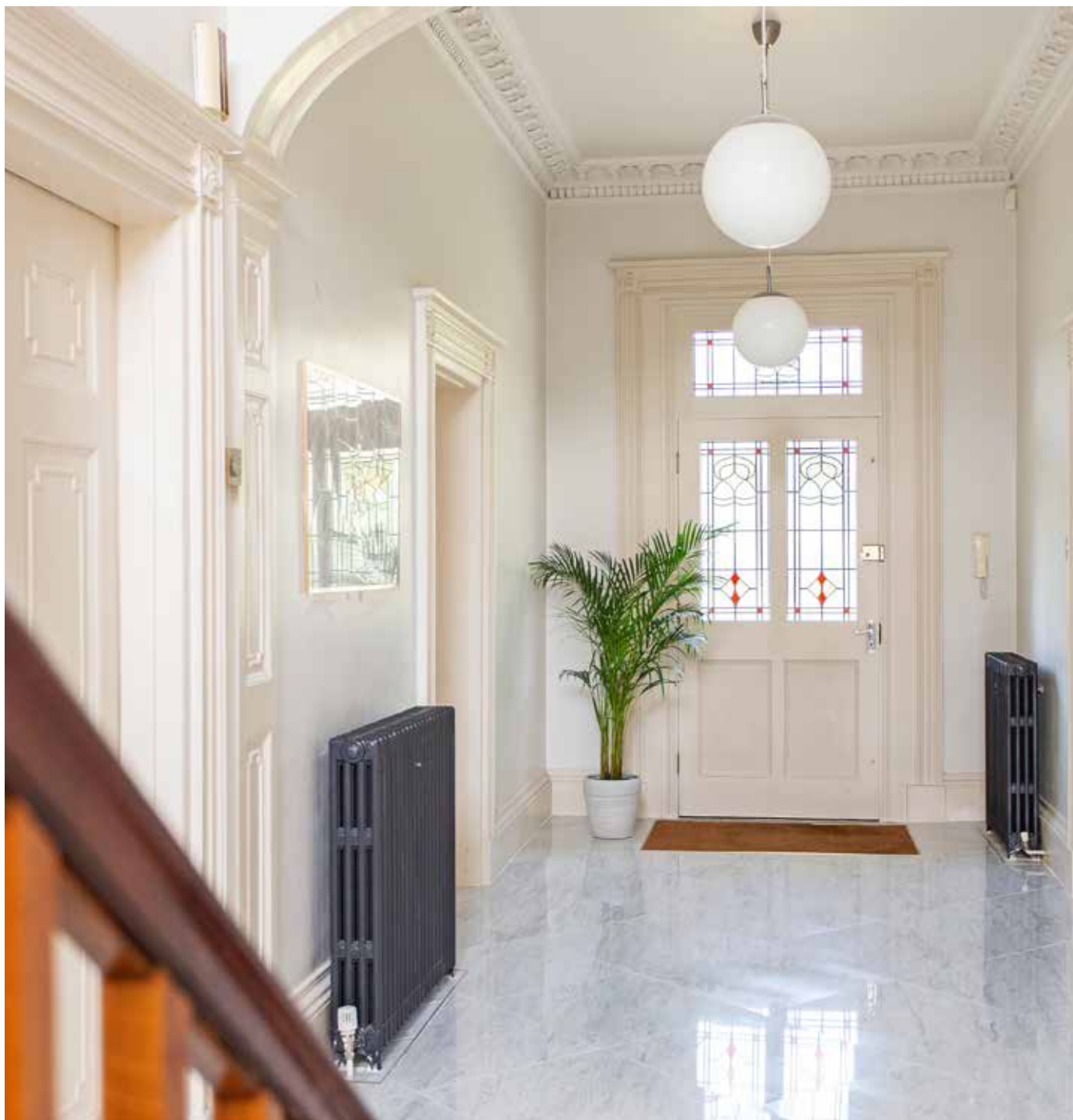
Evesham (mainline station to London Paddington from 115 minutes) 3 miles. Alcester 8 miles. Pershore 9 miles. Stratford-upon-Avon 11 miles. Worcester 16 miles. Cheltenham 20 miles (all distances and times are approximate).

Situation and Communications

Evesham is centred around the River Avon with a delightful riverside park and picturesque Abbey. There is a wide range of shops catering for a range of day to day requirements including an M&S food outlet and a Tesco store. The larger centres of Worcester, Cheltenham and Stratford-upon-Avon provide a wider range of shopping, cultural and shopping facilities. A farmers' market is held on the fourth Friday of every month. Evesham is home to many annual events including a fishing contest, a hot-air balloon festival, a regatta and a river festival. The Regal Cinema is a restored art deco building which hosts main stream and arthouse films as well as a broad range of events including lectures and live performances. Founded in 1863, Evesham Rowing Club welcomes social members as well as sports members.

For the sporting enthusiast there is National Hunt racing at Cheltenham, Stratford-upon-Avon, Warwick and Worcester, County Cricket at Worcester, Premiership Rugby at Worcester and Gloucester and golf at Fladbury, Bishampton and Broadway. There is a canoe club in nearby Fladbury. Locally there are many public footpaths and bridleways for walking and riding enthusiasts. Theatres in Cheltenham and Stratford-upon-Avon, including the renowned Royal Shakespeare Company. There is excellent schooling in the general area, with high achieving state and private schools at Worcester, Stratford-upon-Avon, Cheltenham and Malvern. Prince Henry's High School in Evesham has academy status and is rated as 'Outstanding' by Ofsted.

The M40, M42 and M5 motorway network provides swift access to London, the Midlands and the South West. Railway stations are at Pershore and Evesham with direct trains into London Paddington.





Prospect House

A substantial Grade II Listed Georgian property offering 6,652 square feet of accommodation, situated on the edge of Evesham. The property has a wealth of original character features including marble tiled floors, sash windows and wonderful high ceilings which all blend beautifully with contemporary fixtures and fittings to create a spacious and flexible family home which is perfect for modern living.

There is a range of impressive reception rooms on the ground floor alongside an open plan kitchen/dining/living space and opens into a large conservatory which overlooks the landscaped gardens. The kitchen has high quality fitted units with granite work surfaces and incorporates an Aga. The impressive original staircase rises to the split level first floor landing which provides access to the property's eight bedrooms. The principal bedroom and bedrooms two and three each have an en suite shower room whilst the remaining bedrooms share two family bathrooms. A large cellar with several chambers provides further useful accommodation and wine store with potential for a variety of uses.

Electric gates open to the driveway which sweeps around to a parking area at the front and provides access to the attached double garage and separate carport. A further detached double garage offers a substantial storage space for garden equipment and machinery. Well maintained lawns and mature palm trees surround the property's kidney shaped swimming pool which can be used throughout the year thanks to its retractable enclosure, whilst a large terrace provides the perfect space for entertaining. Additionally, to the rear of the property there is a paved and enclosed courtyard.





General Information

Local Authority

Wychavon District Council.
Telephone 01386 565000.
Council Tax Band G.

Services

Mains electricity, water, drainage and gas are connected. Gas fired central heating. Telephone line subject to BT transfer regulations.

Tenure

Freehold.

Town and Country Planning

The property lies within the area administered by Wychavon District Council, to whom interested parties are advised to make their own enquiries in respect of any planning issues and development opportunities for the property.

Wayleaves, Easements and Rights of Way

The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale, or not.

Directions WR11 3PX

From Stratford-upon-Avon, take the B439 Evesham Road out of the town towards Bidford-on-Avon. At the island continue straight onto the Salford Road (continuation of the B439). At the next island take the first exit onto the A46 towards Evesham. At the first roundabout take the second exit and continue on the A46 and at the second roundabout take the third exit onto the B4035 Badsey Road. At the mini-roundabout the B4035 becomes Elm Road and the entrance to Prospect House will be found shortly afterwards on the left hand side.

Viewing

Strictly by prior accompanied appointment with Savills.

Date of Information

Particulars prepared:
September 2021. Photographs taken: September 2021.
Cover photograph taken March 2019





Prospect House, Prospect Gardens, Elm Road, Evesham, Worcestershire, WR11 3PX

Approximate Floor Area 618.0 sq m / 6652 sq ft

Double Garage 31.3 sq m / 337 sq ft

Outbuilding 28.4 sq m / 306 sq ft

Total 677.7 sq m / 7295 sq ft



savills

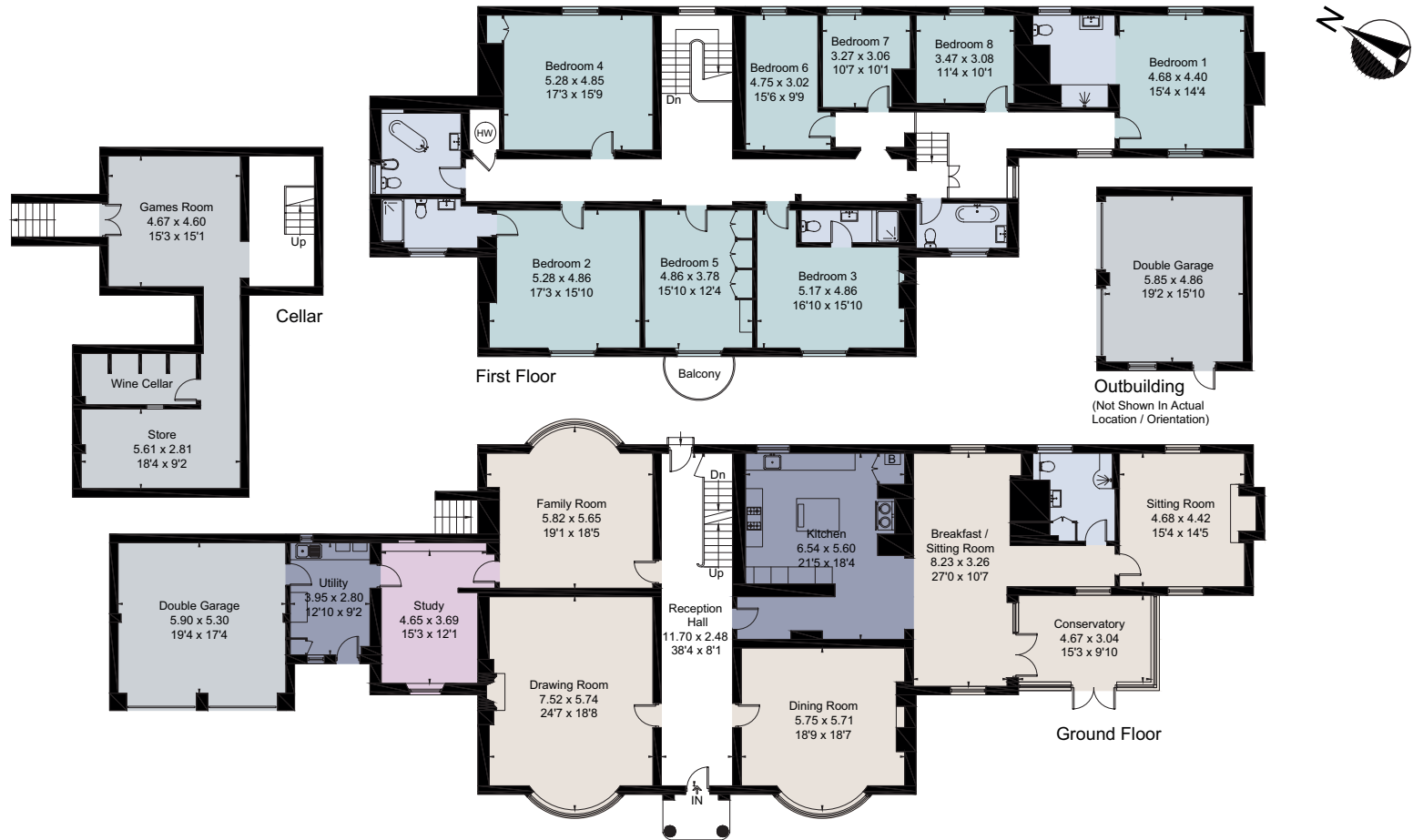
savills.co.uk

David Henderson

Savills Stow-on-the-Wold

01451 832832

stow@savills.com



For identification only. Not to scale. © 211001DH

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure by fourwalls-group.com

