



THE BIRCHES

Evesham Road | Norton | Worcestershire | WR11 4TL

HUGHES **HS** SEALEY

Welcome to... THE BIRCHES

Welcome to The Birches, a wonderful four double bedroom detached family home that was constructed and completed in 2024. Built and finished to a super standard the home enjoys a wealth of space across the two floors and is accompanied by a large, maturing rear garden whilst further enjoying a backdrop over Bredon Hill. Add in that the property benefits from air source heating, photovoltaic solar system and a 10-year build warranty, you begin to understand why this home comes with such a high recommendation to view.

Internally the property enjoys a central hallway which provides access to all the ground floor rooms which include a cloakroom, utility, study, living room and finally the expansive kitchen/dining room which is located to the

rear of the property.

Throughout the ground floor, the home is heated by way of underfloor heating, and this continues to the upstairs also.

The study, which is located to the front of the home, is light and airy whilst the separate living room is a lovely space to retire to at the end of the day. The heart of the home though is the kitchen/dining room and what a room this is. The kitchen enjoys a wealth of fitted units which sit alongside a host of integrated appliances. To the head of the room, French doors lead onto the paved terrace, which in turn leads onto the rear garden. The dining area will comfortably house a 10-seater table and chairs and at the head of this room, bi folding doors also lead onto the rear terrace. Completed with

stone flooring, which also continues through to the living room and inset spotlights to the ceiling.

To the upstairs, the spacious landing leads to the four double bedrooms and the fabulous family bathroom.

The principal bedroom and guest bedroom are located to the rear of the property so benefit from views over the garden and of the Bredon Hills. Both bedrooms also benefit from fitted wardrobes and a three-piece, ensuite shower room.

Completing the upstairs are the two remaining double bedrooms, both located to the front of the home and benefit from fitted wardrobes/storage and the family bathroom which enjoys a freestanding bath.















Explore outside... THE BIRCHES

Externally, to the front is a gravelled driveway where parking is comfortable for four-five vehicles and where, should the need arise and subject to planning being granted, there is also space to build a garage/carport.

To the rear, the garden really is a lovely size. Enjoying a large terrace, this in turn opens on to a large lawned garden which is enclosed by fencing and where one can enjoy views over the village church.

LOCATION

Norton is a small village in the parish of Norton & Lenchwick, nestled amongst stunning Worcestershire countryside. It is modestly equipped with a village church, village hall, pub/restaurant and park with children's play area. For the keen explorer, there are an abundance of walking routes, but other options include The Valley (retail and leisure park) or riverside walks along the River Avon in Evesham.

The larger historic, riverside market town of Evesham provides a wealth of amenities, schools, performing arts venues, community events and good commuting access.

The Vale of Evesham is notorious for its fruit and vegetable growing, with annual asparagus sales and plum festivals as well as its medieval heritage, commemorated by the ever growing and popular Battle of Evesham event that takes place in August each year. Evesham is home to an independent cinema, a choice of arts venues offering regular live shows and a good choice of independent and chain retail stores, public houses and eateries. For the sporting orientated, there are a great selection of clubs including a rowing club which has had a famous Olympic athlete oar their way to success from! There are numerous clubs to get involved with to suit every hobby or future professional!

There is good access to healthcare, with four GP surgeries that cover the area and a minor injuries unit located in

the centre. There are local pharmacies and dentists that also provide good service to the area.

For the commuters, Evesham has a railway 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.

KEY FEATURES

- A wonderful four double bedroom detached family home, constructed in 2024
- Built to a super specification and enjoying a fabulous backdrop over Bredon Hill
- Large enclosed rear garden and driveway parking for 4-5 vehicles
- Entrance hall, study, cloakroom, utility room and living room
- Ground floor completed by the stunning kitchen/dining room. Bi folding doors to rear garden
- Master bedroom and guest bedroom, both benefit from en suite shower rooms
- All bedrooms benefit from fitted wardrobes/storage. Family bathroom completes the upstairs
- Under floor heating to the ground and first floor
- Air source heat pump, photovoltaic solar system. 10 year Build Zone warranty
- A property that comes with a high recommendation to view

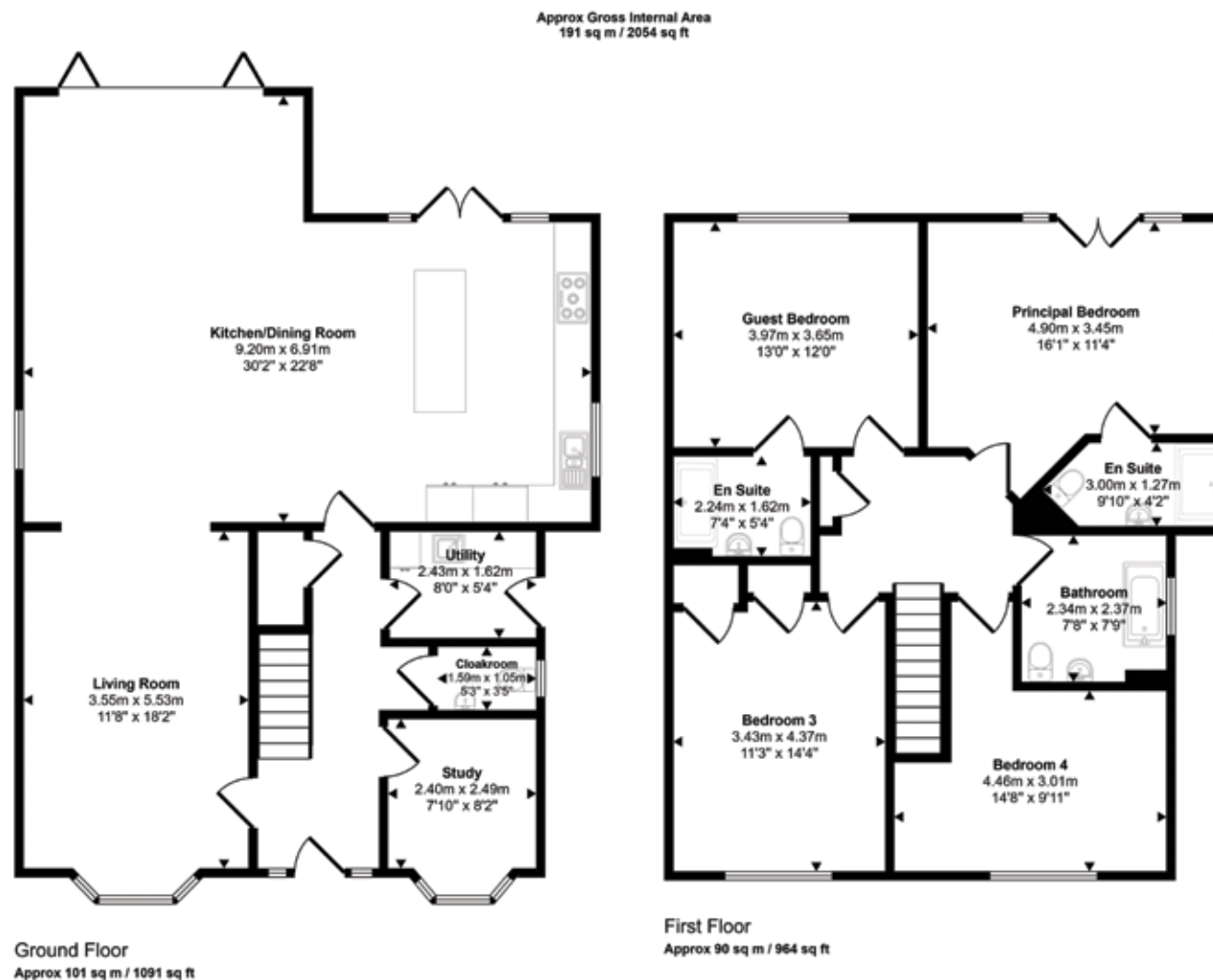
DIRECTIONS

To locate the property, please enter the following postcode into your sat nav system: WR11 4TL. If entering the village off the A46, the property is located on your left once in the village.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
54-68	D		
39-54	E		
21-38	F		
1-20	G		



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that an item shown is included with the property. For a free valuation, contact 01242 220080. Copyright © Hughes Sealey. Registered in England and Wales. Company Reg No. 11126899
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