



£599,950  
Maypole Place  
Evesham, WR11 3DX



## PROPERTY SUMMARY

Welcome to the Lowther, a superb family home featuring three reception rooms and an automated integral garage. The hallway is well proportioned and offers access to all three reception rooms as well as offering a cloakroom and useful storage cupboard. Reception room two and the main kitchen/living/dining area both have access to the rear garden via French doors, offering the perfect setting for alfresco dining in the warmer months. The bespoke kitchen is well proportioned with plenty of units offering storage, a central breakfast bar and a utility room with access to the rear of the property. The integral garage can be accessed from the utility room.

Upstairs you will find a light and spacious landing which hosts the airing cupboard and an extra storage cupboard. The principal bedroom has double fitted wardrobes and a generous ensuite shower room. Three further bedrooms share the luxurious family bathroom featuring a freestanding bath and a separate shower cubicle.

Externally you will find a generously sized landscaped rear garden and private driveway parking for three vehicles.

4



3



2







## The Lowther

**4 bedroom house with study**  
Plots 1, 6 & 9 (detached)

### First floor

**Bedroom 1**  
4905 x 4046mm (16'11" x 13'3")

**Ensuite**  
2316 x 2155mm (7'7" x 7'1")

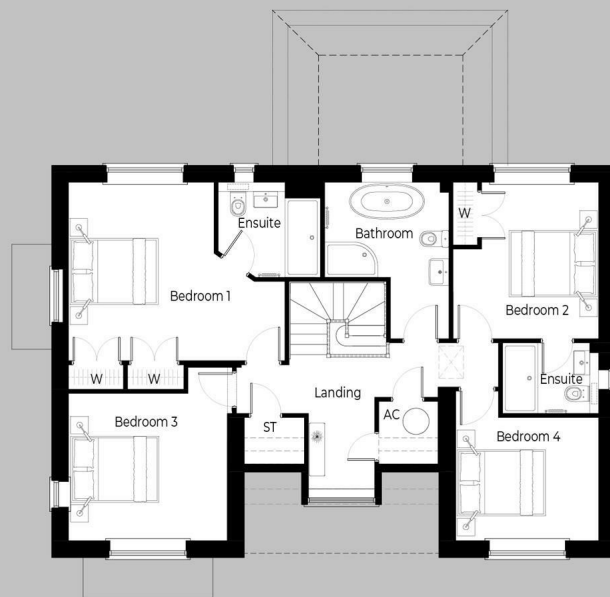
**Bedroom 2**  
3300 x 3547mm (10'10" x 11'8")

**Ensuite**  
2181 x 1600mm (7'2" x 5'3")

**Bedroom 3**  
3602 x 3927mm (11'10" x 12'11")

**Bedroom 4**  
3240 x 2790mm (10'8" x 9'2")

**Bathroom**  
2817 x 2155mm (9'3" x 7'11")



Total house size: **1390 sq.ft.** (plots 6 & 9)

Total house size: **1942 sq.ft.** (plot 1)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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