

STAR HOUSE

OVERBURY • WORCESTERSHIRE/GLOUCESTERSHIRE BORDER



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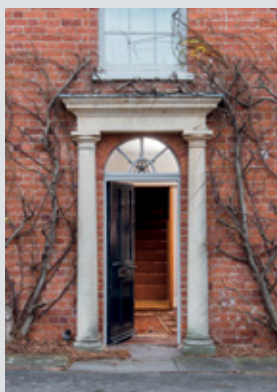
*A rare opportunity to purchase a handsome
house in a sought after village*

Sitting/dining room • Study/snug • Kitchen/breakfast room
Utility • Cloakroom

Master en suite • Three further double bedrooms
Family bathroom

Parking • Garden and terraces

Tewkesbury 6 miles • Cheltenham 10 miles • Worcester 19 miles
Birmingham 41 miles • M5 (J9) 5 miles
(All distances are approximate)



These particulars are intended only as a guide and must not be relied upon
as statements of fact. Your attention is drawn to the Important Notice on the
last page of the text.



Situation

- Rarely do houses come up for sale in the desirable village of Overbury, which can be found on the Worcestershire/ Gloucestershire border and is predominantly owned by the Overbury Estate.
- The village is within the Cotswolds Area of Outstanding Natural beauty on the south side of Bredon Hill, which offers many fine walks and bridle paths. It offers a pre-school nursery, first school, church, village hall, cricket and bowling club and less than half a mile away in Conderton is the Yew Tree public house.
- Just over one mile to the west is the charming village of Kemerton, offering further amenities including a village shop, pub, village hall, church and Kemerton Lake Nature Reserve.
- Worcester to the north offers a wide range of shopping and recreational facilities including professional rugby at Sixways, horseracing on the banks of the River Severn and cricket in the setting of its Cathedral. Cheltenham to the south offers high street and boutique shopping, excellent restaurants, a theatre and many festivals ranging from literature to jazz and science. Cheltenham is also home to National Hunt racing.
- There are good schools from both the state and private sectors close by including; Primary schools in Ashton-under-Hill and Overbury, Bredon Middle School and Prince Henry's High School, Pates Grammar School, Cheltenham College, Cheltenham Ladies College, Dean Close, Malvern College and MSJ in Malvern, RGS and Kings in Worcester and The Kings' school in Gloucester.
- There is excellent access to the West Midlands and the South West via the M5 just five miles away.
- The nearby railway stations of Evesham, Cheltenham and Ashchurch for Tewkesbury offer quick and easy access to London, Birmingham and Bristol.



For sale freehold

- Star House is a handsome double fronted Grade II listed family home in the heart of the desirable village of Overbury. It was originally The Star Inn with origins dating back to around 1837 and later alterations and additions. The accommodation flows from one room to the next and features include sash windows, panel doors, exposed beams and the front traditional panel door with a fan light above has a striking Doric column stone surround. From most of the principal rooms, views are enjoyed across the open countryside.
- The front door opens to the characterful triple aspect L shaped sitting/dining room, which features bookshelves either side of the front door, parquet flooring, a recessed fireplace housing a multi-fuel stove on a slate hearth, a working Victorian fireplace with a stone surround and a flagstone hearth and a further feature fireplace recess with a flagstone hearth.
- The study/snug has a part glazed door to the rear terrace, a door to a cloakroom and another door to the utility which has space for a washer and dryer along with useful shelving.
- The kitchen/breakfast room includes elm floorboards, French glazed doors opening to the terrace, a view up to the galleried bridge landing and a half-vaulted ceiling with two skylights fitted with electric blinds. There are a range of high gloss kitchen cupboards, an induction hob, a re-conditioned Rayburn central heating oil fired range cooker, integrated dishwasher and fridge freezer and space for an American fridge freezer.
- A solid oak staircase rises to the bridge landing. The master bedroom enjoys a view out of two large sash windows and includes built-in wardrobes and an en suite shower room.
- The guest bedroom includes built-in wardrobes and cupboards along with a window seat, low level shelving and along with the two further double bedrooms, is served by the well-appointed family bathroom, which includes a large airing cupboard.



Gardens and grounds

- A gravel parking area provides space for around three cars.
- The southerly facing terrace, incorporating an ornamental pond, and a rear east-facing terrace allow the all-day sunshine to be enjoyed along with al fresco dining.
- The lawned gardens are complimented by mature borders, which are planted with perennials and evergreens providing all-year round interest and colour.
- There a range of deciduous trees including apple, a Judas Tree and an Indian Bean Tree.

- Please note that a section of the garden is leased from the Overbury Estate to whom a peppercorn rent is paid (currently circa £17 per annum). The lease is for a term of 30 years from 4 June 1996. Please speak to the agent for further details.

Services

Mains electricity and drainage. Private Overbury Estate water supply. Oil fired central heating.

Fixtures & Fittings

Only those items mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, electrical

appliances, light fittings and garden ornaments, are specifically excluded but may be made available by separate negotiation.

Local Authority

Wychavon Council Tel: 01386 565000

Council Tax Band: G

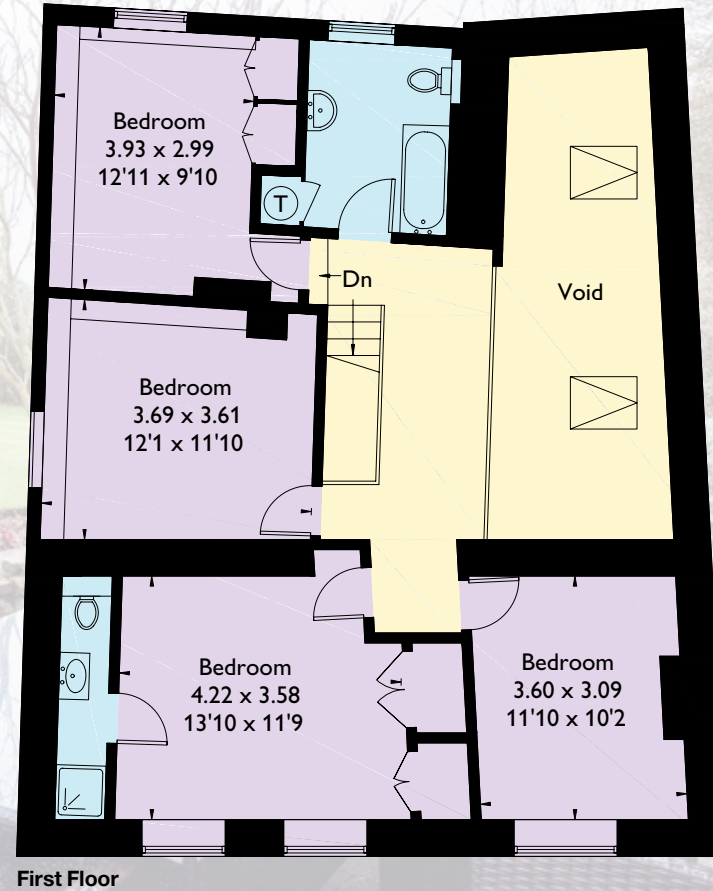
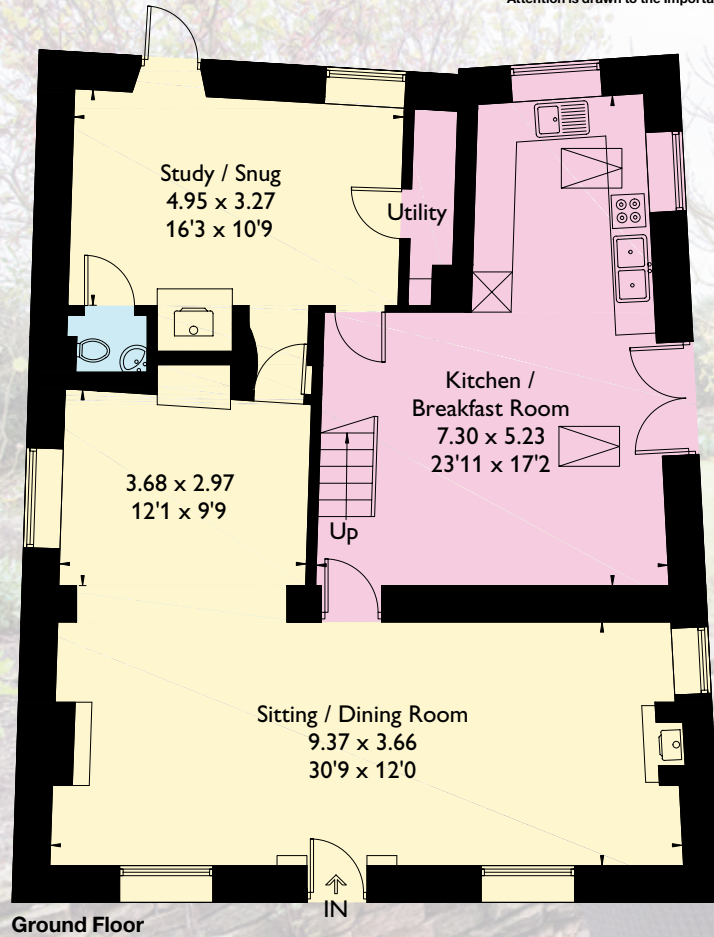
Directions (GL20 7NX)

From Junction 9 of the M5 take the A46 towards Evesham, proceed for around 3 miles and on reaching the roundabout take the first exit signposted for Overbury. Proceed for just over 2 miles and on reaching the T-junction Star House will be found on the right.



Approximate Gross Internal Floor Area
192.1 sq m / 2068 sq ft (Excluding Void)

This plan is for guidance only and must not be relied upon as a statement of fact.
Attention is drawn to the Important Notice on the last page of the text of the Particulars



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