



**Village Street , Harvington**  
Evesham, WR11 8PQ

Jeremy  
McGinn & Co 



# Offers In The Region Of £500,000



A rare opportunity to acquire a large and impressive Detached Bungalow, presented in excellent condition, situated on a corner plot being surrounded with gardens and mature hedging in the semi-rural village of Harvington.

The property offers deceptively spacious and versatile accommodation which could lend itself comfortably as a bright Family home with FOUR good size Bedrooms and the potential to extend (subject to PP), if required or as a comfortable Bungalow with lots of space for family visitors.

The property can be approached from the front through a pedestrian gate with path across the garden, to the front door or, to the rear, a paved Driveway provides parking for 2/3 vehicles alongside the DETACHED DOUBLE GARAGE and a further side gate with access to the back door.

Briefly the accommodation offers; an extensive large Dining/Kitchen with a modern range of cupboards and granite worksurfaces with integral appliances. The Dining area has built-in furniture with many cupboards and there is also a good size fitted Utility room and WC.

The Living room at the front, has a feature fireplace and windows to two aspects.

The property is entered through a Porch and a large bright Reception Hall with several built-in storage cupboards and access to the Four Bedrooms, three of which have built-in wardrobes and, a re-fitted Wet Room.

Outside, there are Gardens to three sides, the front and side laid to lawn with mature hedging enclosing





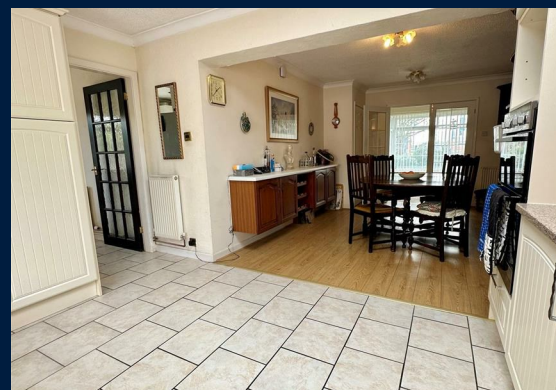
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the property. The Rear Garden is again, fully enclosed and provides a peaceful and pleasant seating area with many attractive garden plants and flowers. The property is Offered For Sale with NO UPWARD CHAIN.







**Tax Band: E**

**Council: Wychavon**

**Tenure: Freehold**

Harvington is a village near Evesham in Worcestershire, England. Bounded by the River Avon to the south and the Lench Hills to the north, the village is just three miles northeast of Evesham and, being on the Worcestershire/Warwickshire border, also enjoys easy access to Alcester, Bidford-upon-Avon and Stratford-upon-Avon. The village today is an amalgamation of two smaller villages, Harvington and Harvington Cross, and has a thriving community with a population of around 1,750.

The village is situated in and surrounded by beautiful open countryside offering many delightful country walks, while also offering a good range of local amenities including: a First School, two public houses, a church, a convenience store, a farm shop with cafe, a cricket club, a golf course, fishing lakes, and a village hall which holds community events such as 'film nights' a childrens nursery and a 'ladies group'.

There is also a small Nature Reserve with a pond and a large Playing Field with a children's playground and outdoor fitness equipment for adults.



# Floor Plan



# Map



# Energy Performance

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(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	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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