



Cedar Lodge

Harvington | Worcestershire

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PROPERTY CONSULTANTS



A landmark period home set in half an acre of private village grounds.

Striking character



Cedar Lodge, 8 Village Street,
Harvington, Evesham, WR11 8NQ

In the very heart of Harvington, Cedar Lodge is an impressive and substantial period residence offering five double bedrooms, three reception rooms, extensive cellar storage, and a detached self-contained annexe. The property is surrounded by half an acre of private wrap-around gardens. This is a home that combines elegance with highly liveable family space.

From the moment you enter the striking tiled hallway, Cedar Lodge captivates with its sense of space, natural light, and timeless character. The detached annexe, featuring its own kitchen, bedroom, and shower room, offers invaluable flexibility for guest accommodation, multi-generational living, or a ready-made income stream – a rare opportunity in one of Worcestershire's most sought-after Vale villages.

 6  5  3,924 sq ft



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Impressive space

Ground Floor

Stepping through the impressive entrance hall with its classic patterned tiles and crisp white panelling, you are immediately met with an atmosphere of understated grandeur. To the front, two characterful reception rooms offer versatile formal spaces, each benefitting from elegant fireplaces and tall sash windows that flood the rooms with natural light. To the rear, the living room features a solid fuel burner within a central fireplace and large glazed doors that open directly onto the gardens. The modern shaker-style kitchen boasts sleek white worktops and integrated appliances. Completing the ground floor is a showstopping conservatory framing delightful views across the grounds.

First Floor

Upstairs, the home continues to impress with five spacious double bedrooms, including three en-suite shower rooms. An additional attic room, currently used as a study, provides further flexible space, ideal for home working or hobbies.

Outside

Outside, Cedar Lodge sits within approximately half an acre of private wrap-around grounds. The gardens offer lawns, seating areas, and spaces for play or quiet reflection. The substantial driveway provides ample off-road parking, while the detached annexe includes its own garage and workshop.



Secluded yet central

Situation

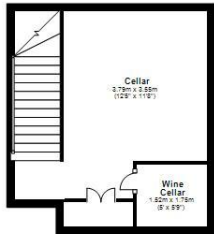
Cedar Lodge enjoys a discreet yet central setting in the sought-after village of Harvington, renowned for its thriving community, excellent local pub, and proximity to Evesham. The village itself offers a quintessential English charm with its historic church, picturesque streets, and rural walks directly from the doorstep.

For families, commuters, or those seeking a lifestyle retreat, Harvington is superbly positioned. The area is well-connected for road and rail links to Worcester, Birmingham, Cheltenham, and beyond, while offering the everyday convenience of nearby schools, shops, and amenities – all set amidst the rolling countryside of the Vale of Evesham.



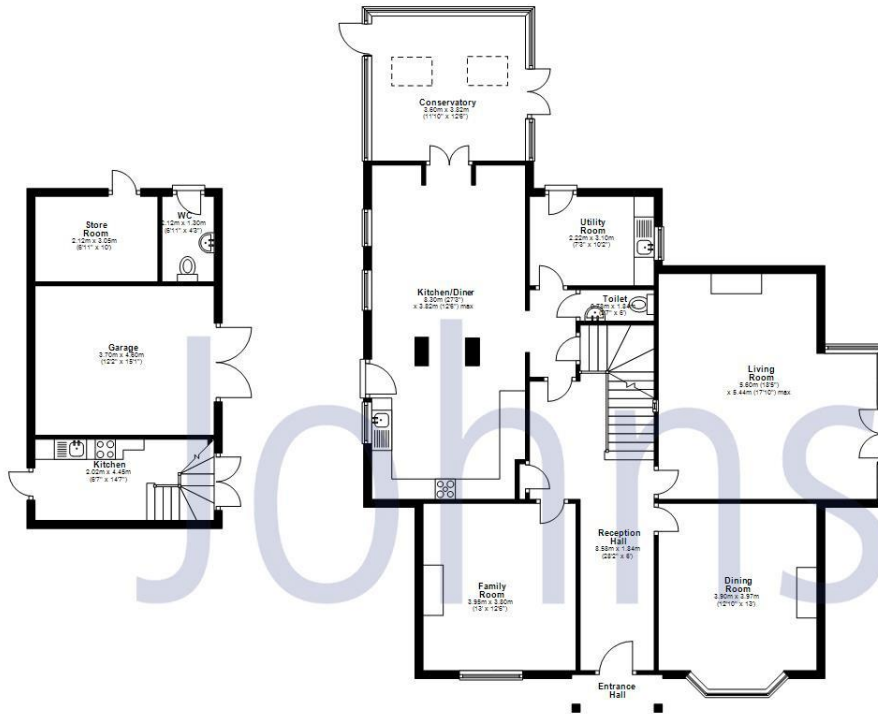
Basement

Approx. 24.8 sq. metres (266.5 sq. feet)



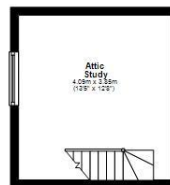
Ground Floor

Approx. 175.6 sq. metres (1889.9 sq. feet)



Second Floor

Approx. 15.8 sq. metres (169.6 sq. feet)



First Floor

Approx. 148.5 sq. metres (1598.2 sq. feet)



Total area: approx. 364.6 sq. metres (3924.1 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. All measurements, dimensions, and layouts are approximate and subject to change without notice. Prospective buyers or tenants should verify all information independently. Plan produced using PlanUp.

Services

The property is assumed to have mains services connected or within close proximity, although interested parties are advised to make their own investigations to confirm availability. The services, including plumbing, heating, and electrical systems, have not been tested by the selling agents, and no warranties or guarantees are provided regarding their condition or functionality.

Enquiries about broadband availability, estimated strength and download speeds can be made with BT.

Tenure

The property is being sold with freehold tenure, offering the buyer full ownership of both the house and its land.

Method of Sale

The property is being sold by private treaty, inviting offers directly from interested parties.

Local Authority

The property is located within the jurisdiction of Wychavon District Council and is placed in Council Tax Band G.

Listing

The property is not listed.

We endeavour to make the sales details accurate, if there is any matter that is particularly important to you, please check with us prior to travelling any distance to view the property. Johnsons are unable to comment on the state of repair or condition of the property or confirm that any services equipment or appliances are in satisfactory working order. Reference to tenure is based upon information supplied by the seller(s). Fixtures and fittings not included. Johnsons Property Consultants reserve the right to earn a referral fee from third party providers, if instructed.

Plans and Boundaries

Planning and boundary details are available upon request, and potential buyers are encouraged to make enquiries with Wychavon District Council for further information regarding future developments or land use.

Directions

Take the A4184 (Greenhill) from Evesham. At the roundabout, take the second exit and continue on Evesham Road (B4088). At Norton roundabout, take the second exit onto Harvington Lane. Turn left toward Harvington. Turn left onto Village Street. The property is situated on the left.

Viewings

Viewings are available by appointment only through the sole selling agent, Johnsons Property Consultants.

To arrange your viewing appointment, please contact our friendly sales team.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Selling?



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Travel Distances

Evesham - 4.3 miles Redditch - 15.2 miles
Worcester - 17.8 miles



Nearest Stations

Evesham - 3.8 miles
Worcestershire Parkway - 14.6 miles



Nearest Airports

Birmingham Airport - 28.6 miles
London Heathrow - 98.5 miles



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