



**Johnsons**  
PROPERTY CONSULTANTS

Lansdowne Leys Road, Harvington

Guide Price £395,000





## Lansdowne Leys Road

Harvington, Evesham

Introducing this magnificent Victorian period family home, located in the heart of a popular village. Situated just a stone's throw away from the convenience store, this property offers an ideal mix of village charm and easy access to every-day amenities. Boasting exciting potential for improvement, this substantial family home presents a rare opportunity for those seeking to create their dream living space.

Upon entering, you are welcomed by an entrance hallway, complete with a convenient cloakroom/W.C. The kitchen offers a range of fitted units and features an exposed terracotta tiled floor, adding a touch of character to this functional space.

Proceeding further, you are greeted by a bright and airy lounge, with its beautiful cast iron and timber fire surround. The inviting open fire creates a sense of comfort, perfect for cosy evenings in. The large bay window overlooks the generous gardens, allowing an abundance of natural light to flood the room.

Adjacent to the lounge, you will find a dining room. Its eye-catching red brick fireplace, also complete with an open fire, adds a touch of rustic charm to this welcoming space. Whether it's hosting intimate dinners or entertaining guests, this room offers the perfect ambience for any occasion.

Ascending to the first floor, you will discover a well-designed landing leading to three generous and light-filled double bedrooms. The family bathroom boasts a modern white suite, comprising a bath with a shower over, wash hand basin and W.C., ensuring comfort and functionality.

Outside, you will find a private and enclosed garden. This space is perfect for outdoor entertaining, relaxing, and enjoying the beauty of nature.







In addition, the property features a detached garage and driveway parking, ensuring convenience and ease for multiple vehicles.

Families will appreciate the proximity to Harvington C of E First School, rated Outstanding by Ofsted. Its exceptional educational standards make it an excellent choice for those with young children, seeking a solid foundation for their education.

In summary, this Victorian period family home offers immense potential for improvement, allowing you to craft the perfect living space to suit your individual style and needs. With its central village location, enclosed gardens, detached garage, and driveway parking, this is truly an opportunity not to be missed. Contact us today to arrange a viewing and let us help you make this house your forever dream home.

#### Useful Information

Tenure - Freehold

Council Tax - Band D, payable to Wychavon District Council

EPC Rating E (53)

#### Important Notes

Planning enquires concerning the property and surrounding area can be made with Wychavon District Council at [www.wychavon.gov.uk](http://www.wychavon.gov.uk)

Environmental enquires concerning the property and surrounding area can be made with Environment Agency at [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk) and general information can be found at [www.google.com/earth](http://www.google.com/earth)

Broadband inquiries at the property concerning its availability and estimated strength and download speeds can be made with [bt.com](http://bt.com)









## Johnsons Property Consultants

91 High Street, Evesham, Worcestershire - WR11 4DN

01386761515

[sales@johnsons-property.co.uk](mailto:sales@johnsons-property.co.uk)

[www.johnsons-property.co.uk/](http://www.johnsons-property.co.uk/)

