



Peter Clarke

1 Churchward Close, Honeybourne, Evesham, WR11 7GN

- Five bedroom detached home
- Dual aspect sitting room
- Kitchen/diner with integrated appliances
- Utility room
- Cloakroom, family bathroom and ensuite
- Study
- Double garage
- Driveway parking
- Front and rear gardens
- Viewing Highly Recommended



Offers Over £475,000

Deceptively spacious five bedroom detached home with study and double garage. Located on an established estate of similar properties and close to green amenity space with playground and footpaths ideal for dog walking. The village has a range of local amenities including two village stores, a church, two public houses, a fish and chip shop. The first school offers Year 6 places for children which feeds into the two-tier system in the adjoining counties. Honeybourne railway station offers a direct link to London Paddington. Fibre optic broadband is available, and the co-op store is open 7 days a week until 10pm.

ACCOMMODATION

The front door opens into the hallway with doors off to principal rooms and stairs to first floor. Cloakroom with w/c and hand basin. The sitting room is dual aspect with French doors out to the garden. The kitchen/diner has a modern fitted kitchen with wooden work surface and integrated range cooker, wine fridge, dishwasher and space for a fridge/freezer. There is room for a dining table and French doors out to the garden. The utility room has space for a washing machine and door out to the garden. On the first floor there are three bedrooms, a study and a family bathroom with separate shower. All the bedrooms have built-in storage, and the master bedroom has its own ensuite shower room. Stairs lead from the first floor landing to the top floor conversion which has created two large further bedrooms. Outside there is driveway parking for a number of cars, and a double garage with power and light. The rear garden is sunny and private, being fully enclosed and well stocked with mature shrubs and trees.

TENURE

The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts. There is a maintenance charge levied for the upkeep of the communal areas of approx. £246 per annum.

SERVICES

We have been advised by the vendor that mains gas, electricity and water are connected to the property although this should be checked by your solicitor.

RIGHTS OF WAY

The property is sold subject to and with the benefits of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX

Council Tax is levied by the Local Authority and is understood to lie in Band F.

CURRENT ENERGY PERFORMANCE CERTIFICATE

C. A full copy of the EPC is available at the office if required.

VIEWING

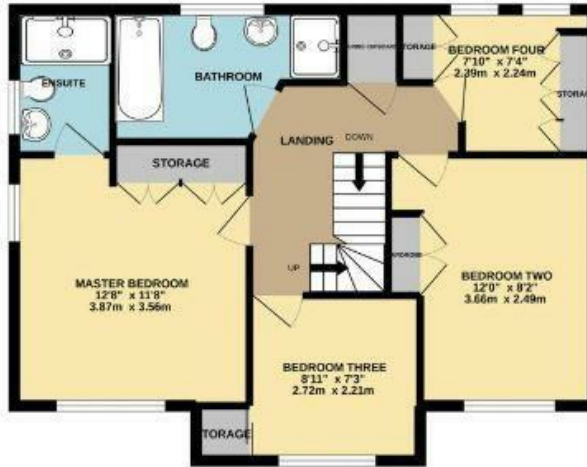
By Prior Appointment with the Selling Agents



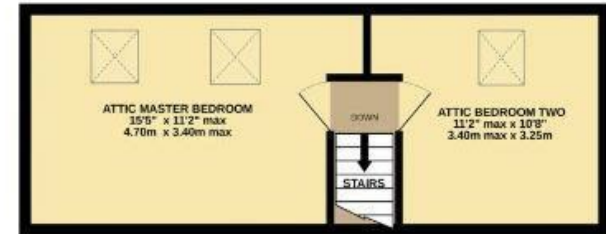
GROUND FLOOR
634 sq.ft. (58.9 sq.m.) approx.



1ST FLOOR
619 sq.ft. (57.5 sq.m.) approx.



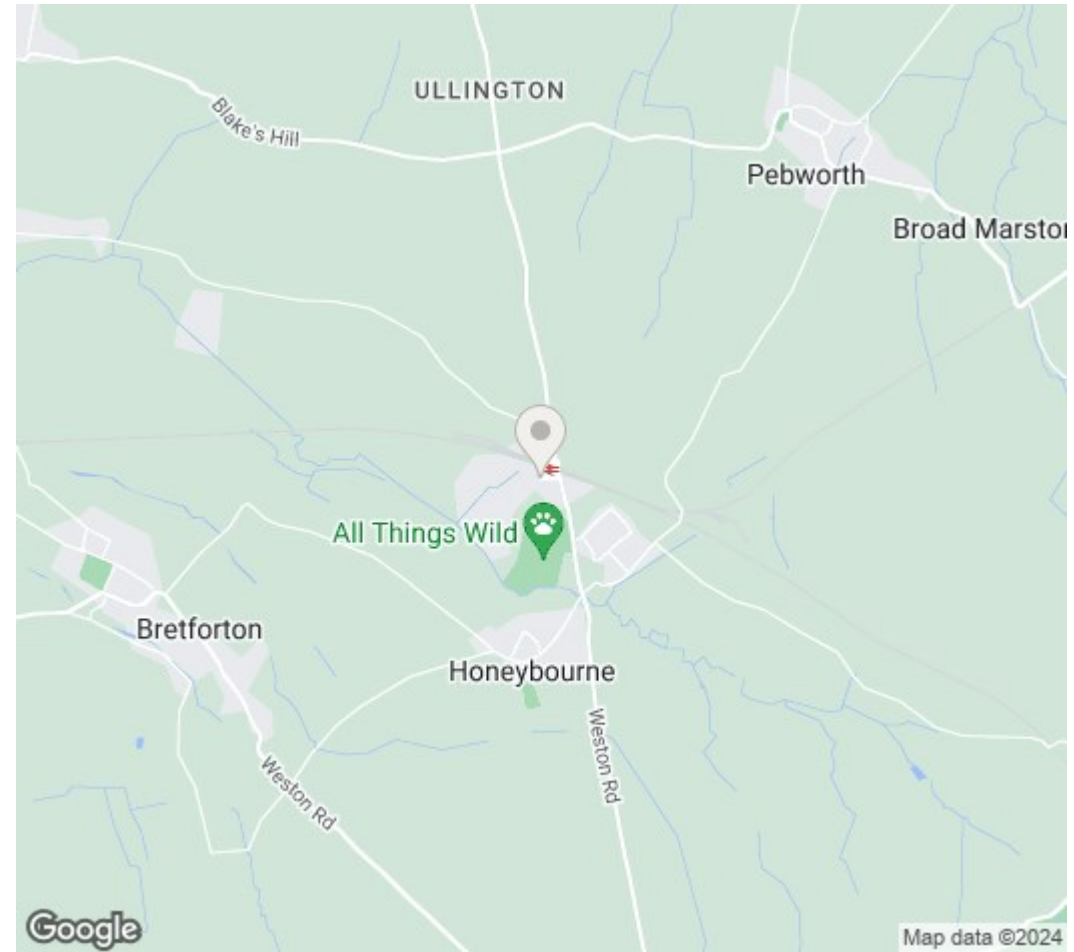
2ND FLOOR
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA: 1579 sq.ft. (146.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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