

Peter Clarke



28 Stephenson Way, Honeybourne, Evesham, WR11 7GH

- Four bedroom detached home
- Garage converted into office space
- Kitchen and utility
- Sitting room, dining room and conservatory
- Family bathroom & ensuite shower room
- Driveway parking
- Landscaped rear garden
- Desirable village with amenities
- Highly regarded first school
- Mainline railway station to London



£425,000

Four bedroom detached family home. 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 and a Chinese take away. 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 onto the hall with stairs up and doors off to principal rooms. The sitting room has a gas effect log burner, and double doors into the dining room which in turn opens into the conservatory. The kitchen has integrated gas cooker and dishwasher. There is a useful utility with space for a washing machine and door to the garden. The garage has been converted into an office space but could be returned to a garage if required.

On the first floor there are four bedrooms, three with fitted wardrobes. Ensuite and family bathroom.

Outside there is driveway parking for several cars and side access to the rear garden which has been landscaped by the current owners.

#### GENERAL INFORMATION

**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. £250 per annum.

**SERVICES:** We have been advised by the vendor that mains gas, electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

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

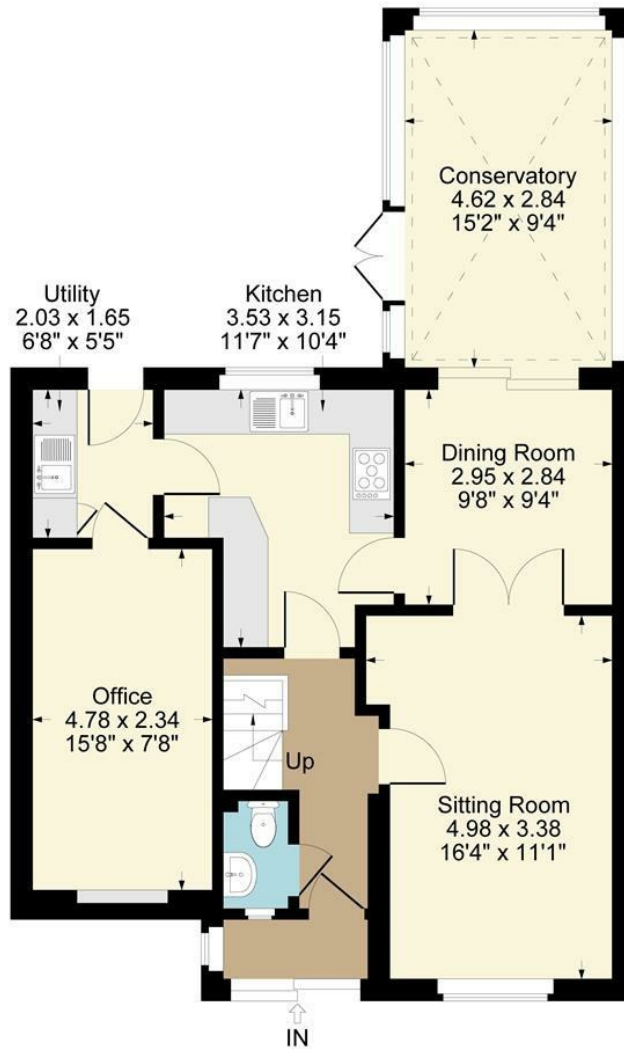
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band E.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** C. A full copy of the EPC is available at the office if required.

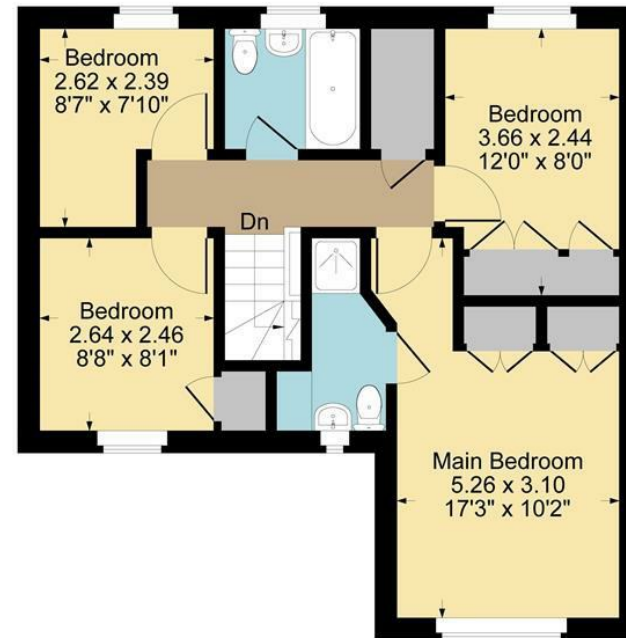
**VIEWING:** By Prior Appointment with the selling agent.



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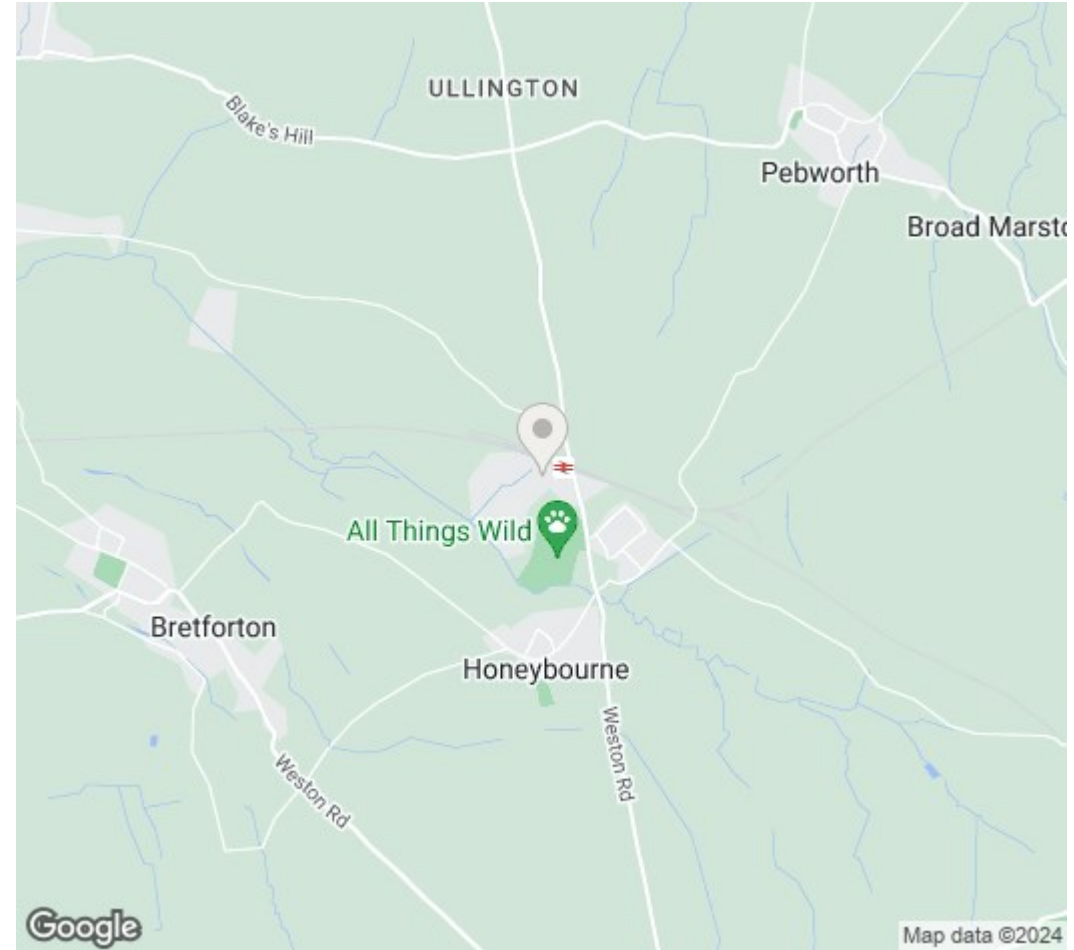
Ground Floor



First Floor

Approximate Gross Internal Area  
Ground Floor = 75.04 sq m / 808 sq ft  
First Floor = 51.63 sq m / 556 sq ft  
Total Area = 126.67 sq m / 1364 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.





DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

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