

Peter Clarke



48 High Street, Honeybourne, Evesham, WR11 7PQ

- Four bedroom detached home
- Kitchen diner
- Sitting room with multi-fuel stove
- Utility
- Downstairs bedroom
- Cloakroom with WC and handbasin
- Family bathroom
- Good sized garden
- Spacious family home
- Situated in the delightful village of Honeybourne



Offers Over £535,000

A four bedroom family home with spacious accommodation which is a short walk from Honeybourne Academy primary school. Sitting room, kitchen diner, cloakroom, utility and ground floor bedroom. On the first floor there are three further bedrooms and a family bathroom. Integral garage and driveway parking and front and rear gardens.

HONEYBOURNE

An attractive village on the edge of the Cotswolds which is situated approximately 12 miles south-west of Stratford upon Avon, 4 miles to the east of Evesham and 6 miles north of Broadway. The village has a range of local amenities including two village stores, a church, two public houses, a fish and chip shop and a garage. 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 new co-op store is open 7 days a week until 10pm.

ACCOMMODATION

The front door opens into the hallway with doors off to all principle rooms. There is a downstairs cloakroom with WC and hand basin. The sitting room has a feature fireplace with multi-fuel stove and french doors opening out onto the rear garden. There is a spacious kitchen diner with a range of wall and base units giving plenty of room for a family to live. There is a rear hallway which is used as a utility space together with a ground floor bedroom which has its own doorway from the drive. On the first floor there are three bedrooms and a family bathroom with two useful cupboards on the landing. Outside there is driveway parking for number of cars as well as the integral garage. Side access leads to the rear garden with patio area by the house with the remainder mainly laid to lawn with a useful shed and greenhouse.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

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.

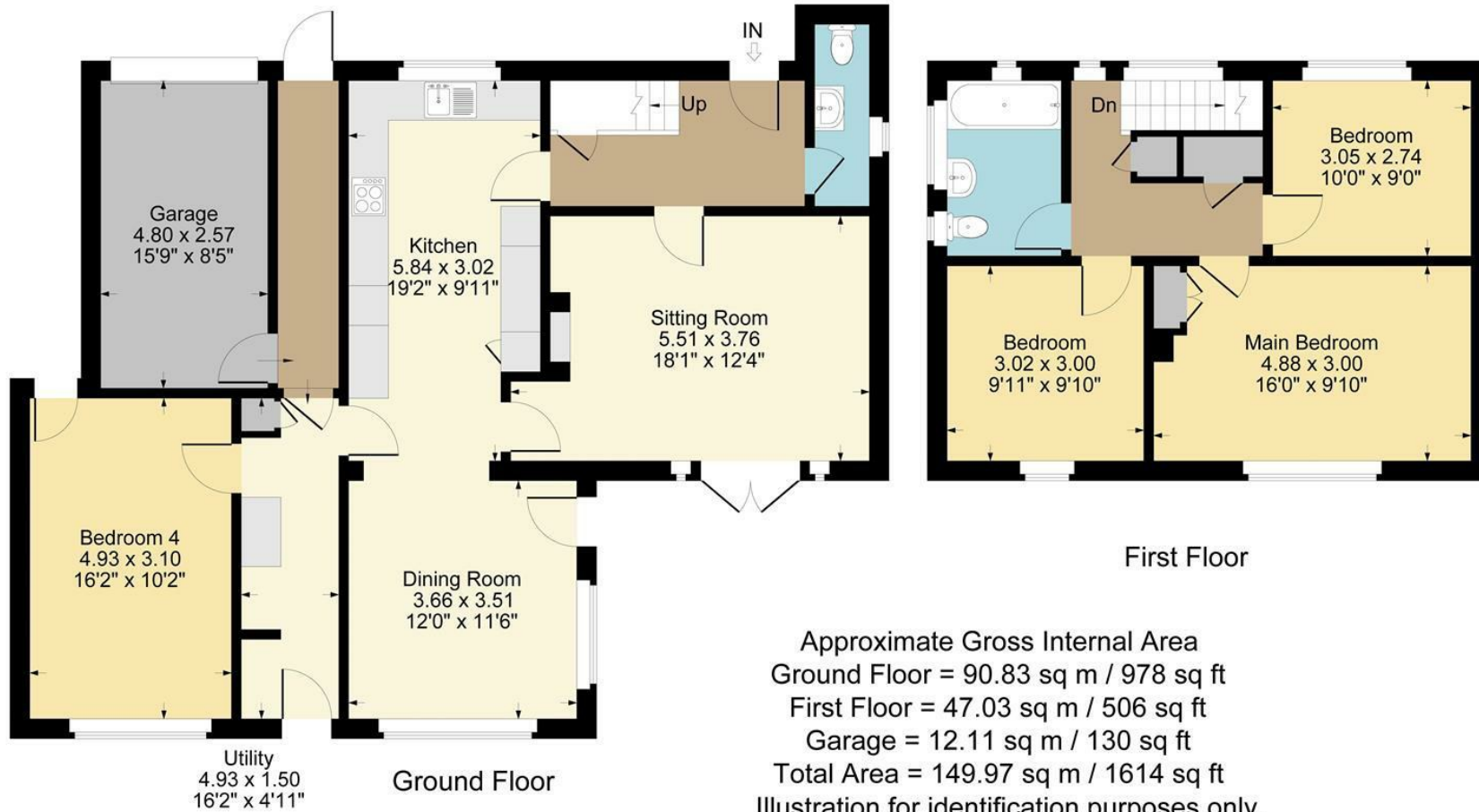
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band E.

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

VIEWING: By Prior Appointment with the selling agent.

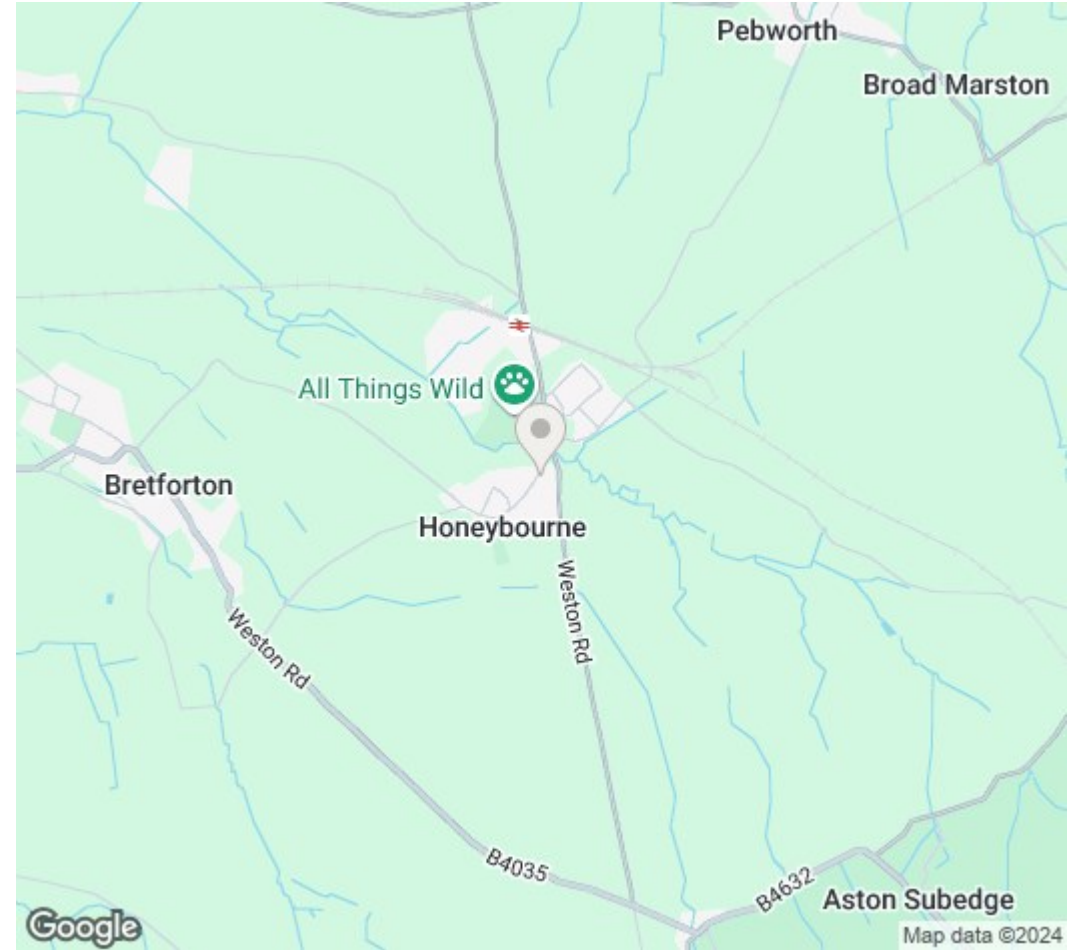


48 High Street, Honeybourne



Approximate Gross Internal Area
Ground Floor = 90.83 sq m / 978 sq ft
First Floor = 47.03 sq m / 506 sq ft
Garage = 12.11 sq m / 130 sq ft
Total Area = 149.97 sq m / 1614 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.

Multi-award winning offices
serving South Warwickshire & North Cotswolds

Grafton House High Street, Chipping Campden, Gloucestershire, GL55 6AT
01386 770044 | campden@peterclarke.co.uk | www.peterclarke.co.uk

Peter Clarke

