

Peter Clarke



7 Harvard Avenue, Honeybourne, WR11 7XU



- Four bedroom home
- Two reception rooms
- Kitchen and utility
- Cloakroom and family bathroom
- Driveway parking
- Front and rear gardens
- Insulated workshop with power
- Garage en bloc
- Open views



£310,000

Four bedroom home with driveway, workshop/studio and garage en bloc. Located in a quiet no through road in Honeybourne, with open views to the rear and close to both co-op and railway station. Sitting room, dining room/bar, kitchen, utility and cloakroom. On the first floor there are four bedrooms and a family bathroom. Outside there is driveway parking for two cars, and side access to the rear garden with a large insulated workshop with power. A short walk is a garage en bloc.

#### 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, two cafes and 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 new co-op store is open 7 days a week until 10pm.

#### ACCOMMODATION

The front door opens into a spacious hallway with plenty of space for coats and boots. The sitting room has a large picture window overlooking the front. The current owners use the dining room as a bar, and there are patio doors out to the garden. Fitted kitchen. Useful utility room and downstairs cloakroom. On the first floor there are three double bedrooms, study/bedroom four and a refurbished family bathroom. Outside there is driveway parking for two cars. Side access leads to the rear garden which has a useful workshop which is insulated and has power/light. There is also a garage en bloc a short walk away.

#### 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 electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Oil fired heating.

**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 C.

**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.



# 7 Harvard Avenue, Honeybourne, Evesham, WR11 7XU



## Ground Floor

Floor area 53.8 sq.m. (579 sq.ft.)



## First Floor

Floor area 53.8 sq.m. (579 sq.ft.)



## Outbuilding

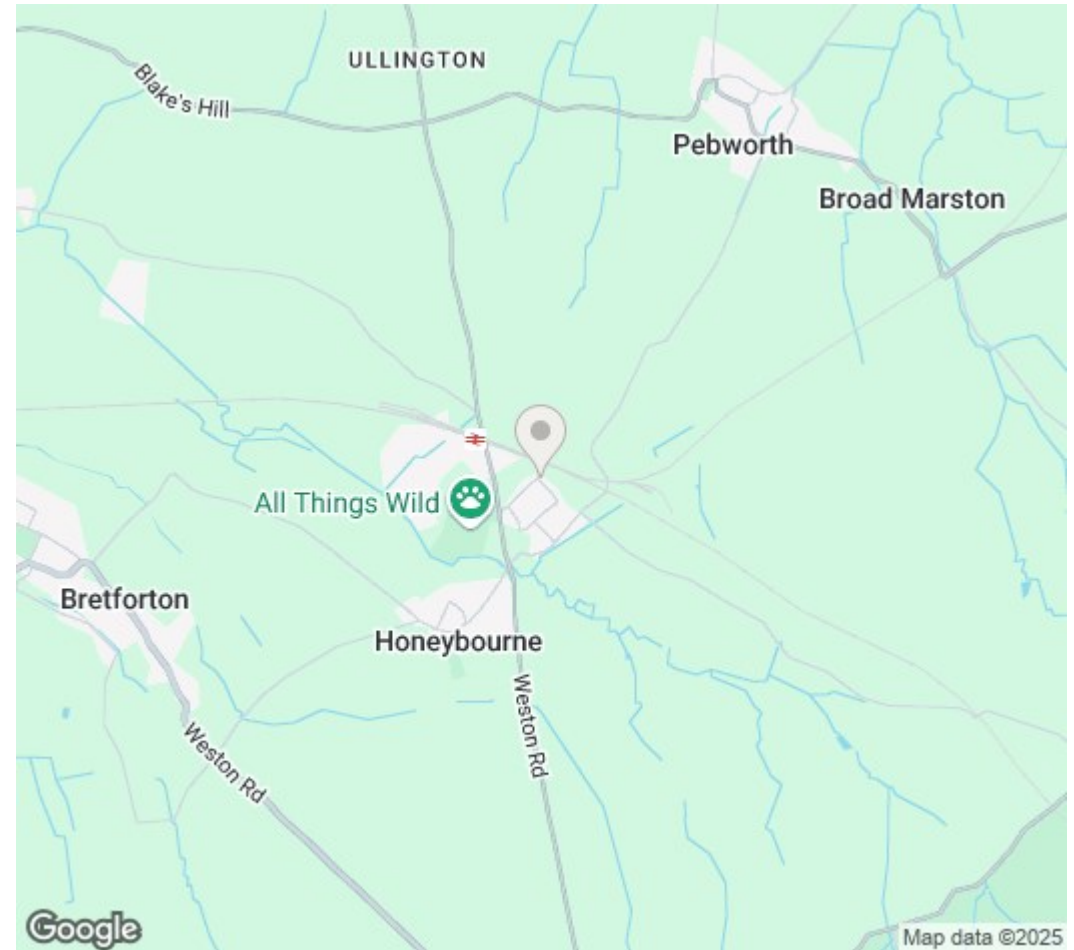
Floor area 16.1 sq.m. (173 sq.ft.)

**TOTAL: 123.8 sq.m. (1,332 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)







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