

Peter Clarke



Tudor House, 33 High Street, Honeybourne, Evesham, Worcestershire, WR11 7PQ

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Illustration for identification purposes only,  
measurements are approximate, not to scale.





- Grade II Listed Cottage with an abundance of character
- Hallway Entrance
- Delightful Large Sitting Room with Woodburner
- Fitted Kitchen
- Dining Room with Woodburner
- Utility, Garden Room and Cloakroom WC
- Garage/Workshop
- Master Bedroom With Dressing Area and Ensuite Bathroom
- Two Double Bedrooms, Attic Bedroom and Family Shower Room
- Cottage Garden with Veranda, Shed and Greenhouse



Offers Over £550,000

A delightful deceptively spacious Grade II Listed cottage offering a wealth of character and charm. Entrance hallway leading into large sitting room, fitted kitchen, dining room, utility room, garden room, cloakroom w.c., garage with workshop, master bedroom with dressing area and en-suite bathroom, two further double bedrooms, main shower room, second floor attic room, delightful cottage garden with seating area. Viewing is highly recommended to appreciate the accommodation on offer.

## 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 an active village hall with a variety of classes and events. 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

This property has an abundance of original features with the construction being stone, timber with wattle and daub and having flag stone floors, wooden beams, stone walls, ledge and braced doors, original wooden floorboards and so much more.

Once you enter this property you are immediately struck by how deceptively spacious it is. The hallway offers the opportunity to either showcase pieces of prized furniture or alternatively used as a hallway/boot room. From here you enter the stunning large living room with a corner stone fireplace and wood burner and a delightful bay window seat. The kitchen has been sympathetically designed to embrace the character of the home whilst providing up to date appliances with in frame kitchen cabinets, central island, wood and granite worktops plus alcove shelving.

There is an under counter sink with mixer tap and waste disposal, integrated dishwasher and waste bins, together with Miele induction hob and integrated ovens plus space for an American fridge/freezer, wood fired Rayburn and a pantry cupboard. From the kitchen you'll enter the large dining room, which also has a corner fireplace and wood burning stove. Also leading from the kitchen is the utility, fitted with inset cupboards with space for a washing machine and tumble dryer as well as a garden room which is ideal as a snug or home office. From the utility there is a cloakroom/WC plus access to the garage and adjoining workshop.

Upstairs, the bedrooms equally delight and surprise in terms of the size and character. The main bedroom has an adjoining walk-in wardrobe and en-suite bathroom plus there are two further bedrooms and family shower room. From the third bedroom, the stairs lead to a second floor bedroom with eaves and beams.

Outside there is a private cottage garden which offers its own surprises as once you've walked down the stone pathway through an archway, there is further lawn and planting areas, plus a shed, adjoining greenhouse and a covered seating area plus veranda with wood burning stove which is the perfect social space. If you are looking for a home that oozes with character this is the place for you and has to be viewed to fully appreciate it.

At the front of the property there is space for one car plus double doors to the garage.

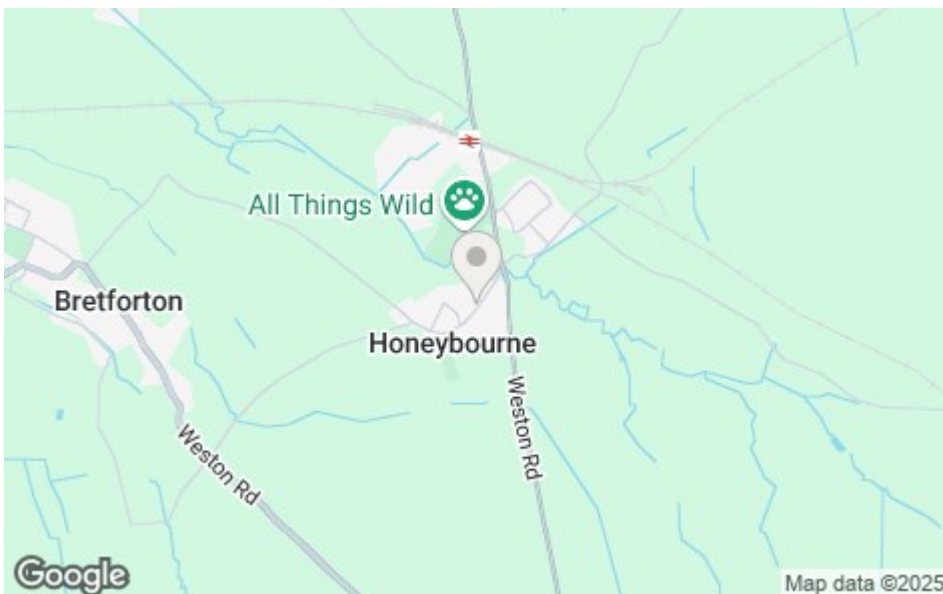












## GENERAL INFORMATION

**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.

**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 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 D

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







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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