

Peter Clarke



Manor Larches, Brickwalk, Honeybourne, Evesham, WR11 7PX



- Three bedroom semi detached home
- Stunning views over the Leys
- Ground floor bedroom and family bathroom
- Stunning kitchen, dining and family room with bifolds
- Living room with woodburner
- Utility room and separate office
- Main bedroom with dressing room and ensuite
- Second first floor bedroom with ensuite
- Outside garden and social areas
- Single garage and parking



£450,000

A semi detached dormer property, in a beautiful quiet location with amazing views and walks on the doorstep. This home has been lovingly refurbished with thoughtful detail, ensuring that all space has been perfectly utilised. Accommodation comprises of a fabulous kitchen/dining/social space, large utility room, office, living room, three double bedrooms, family bathroom and two en-suite shower rooms. Outside the property has a lovely garden with social areas and a garage with parking.

### 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

Upon entering the front door you are greeted with a spacious hallway with doors off to principal rooms. The stunning open plan kitchen/dining/family room has a central island and bi-fold doors to the garden. Off the kitchen is a large utility room with sink and space for washing machine and tumble dryer and combined boot room. Double doors open from the kitchen into the sitting room with wood burning stove and picture windows with amazing views to the front. There is also a study with views over the leys and a ground floor bedroom plus the family bathroom with a shower over bath, wc and hand basin. On the first floor there is a main bedroom with dressing room and en-suite with walk in rainforest shower, wc hand basin and heated towel rail.

The second bedroom is also a double with its own en-suite shower room. Outside there is parking for a number of cars and a single garage. The garden has been landscaped and includes lawn and patio areas.

### 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.

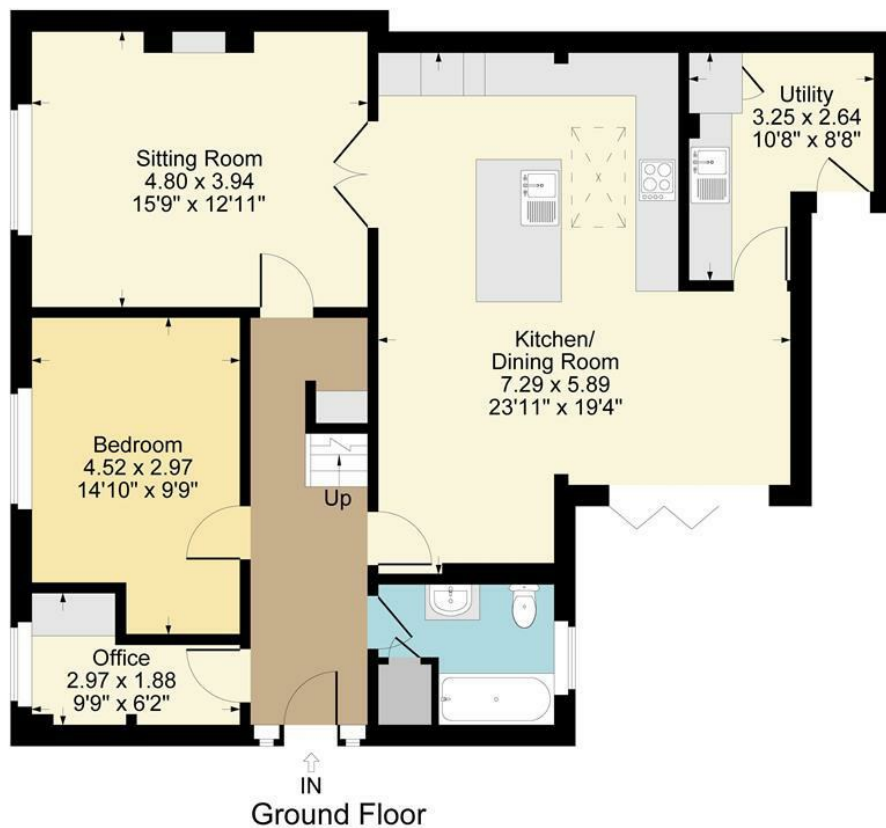
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band D.

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

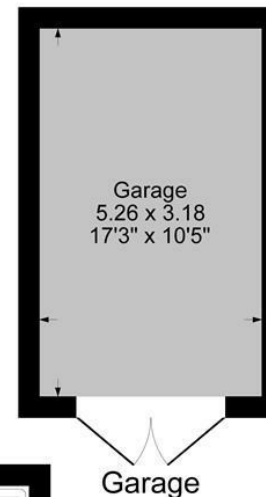
**VIEWING:** By Prior Appointment with the selling agent.

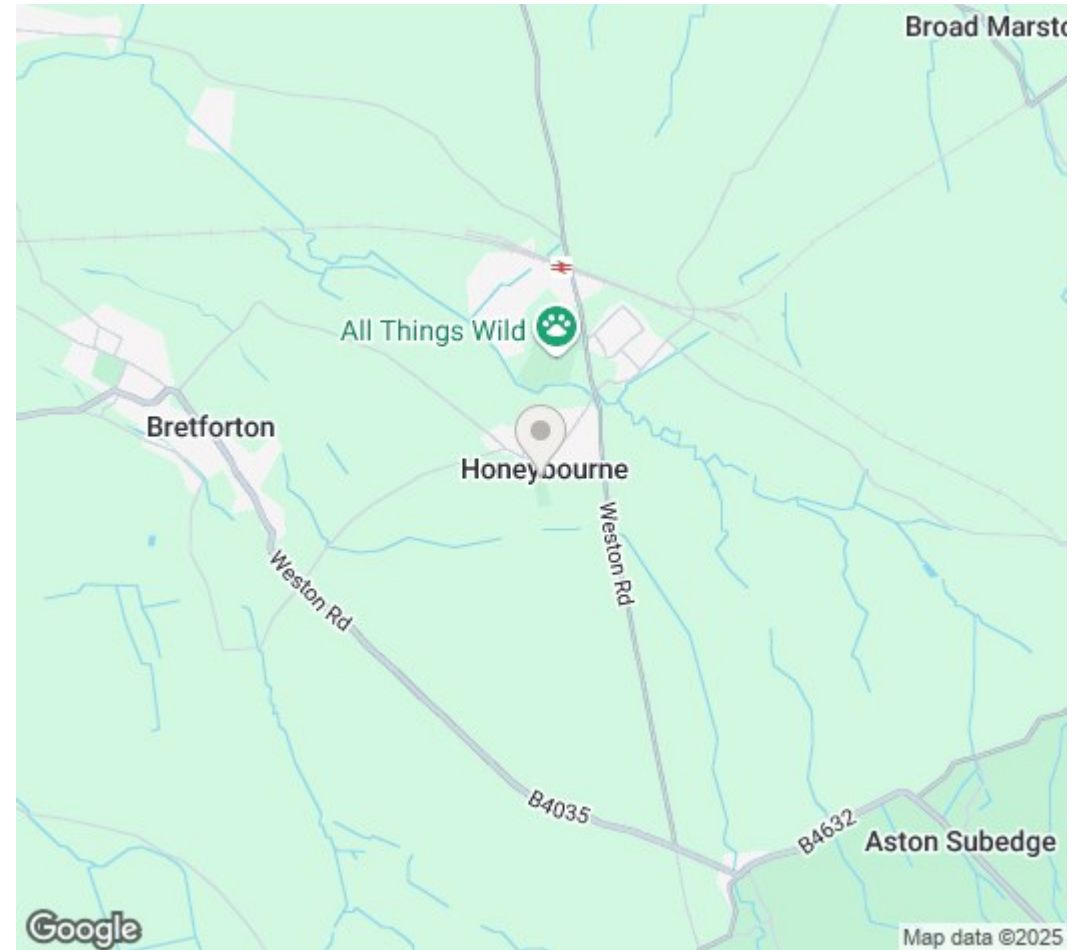


# Manor Larches, Honeybourne



Approximate Gross Internal Area  
 Ground Floor = 96.37 sq m / 1037 sq ft  
 First Floor = 53.41 sq m / 575 sq ft  
 Garage = 16.69 sq m / 180 sq ft  
 Total Area = 166.47 sq m / 1792 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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