

Peter Clarke



27 Stratford Road, Honeybourne, Evesham, WR11 7PP



- Two bedroom semi-detached bungalow
- Sitting room with feature fireplace
- Kitchen
- Shower room
- Front and rear gardens
- Driveway for mutiple cars with front lawn
- Detached double garage



£265,000

Two double bedroom semi detached bungalow with detached double garage. Current owners have started refurbishment, so this is a marvellous opportunity for someone to complete. Located in the heart of the village and opposite one of the village shops. Two bedrooms, kitchen, sitting room and shower room. Pretty enclosed low maintenance rear garden. Driveway parking and double garage with power and light.

#### 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

Entrance through a porch to the hallway with doors off to principle rooms plus large cloaks cupboard. The living room is at the rear of the property with French doors out to the garden plus feature fireplace, and built in storage. The first double bedroom has dual aspect with the second double bedroom with a range of fitted wardrobes. The large shower room has a walk in shower, w/c, hand basin, heated towel rail and airing cupboard. The fitted kitchen has a range of wall and base units together with integrated gas hob, twin oven and space for a fridge/freezer and washing machine with a door out to the garden.

The property is set back from the road with driveway parking for a number of cars plus an EV charging point. There is a door through to the rear between the property and the garage. The rear garden is low maintenance and extends the full width of the property with a quiet outlook. The double garage has an up and over door to the front and pedestrian door to the side. There is space and plumbing for washing machine and tumble drier.

#### 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 C.

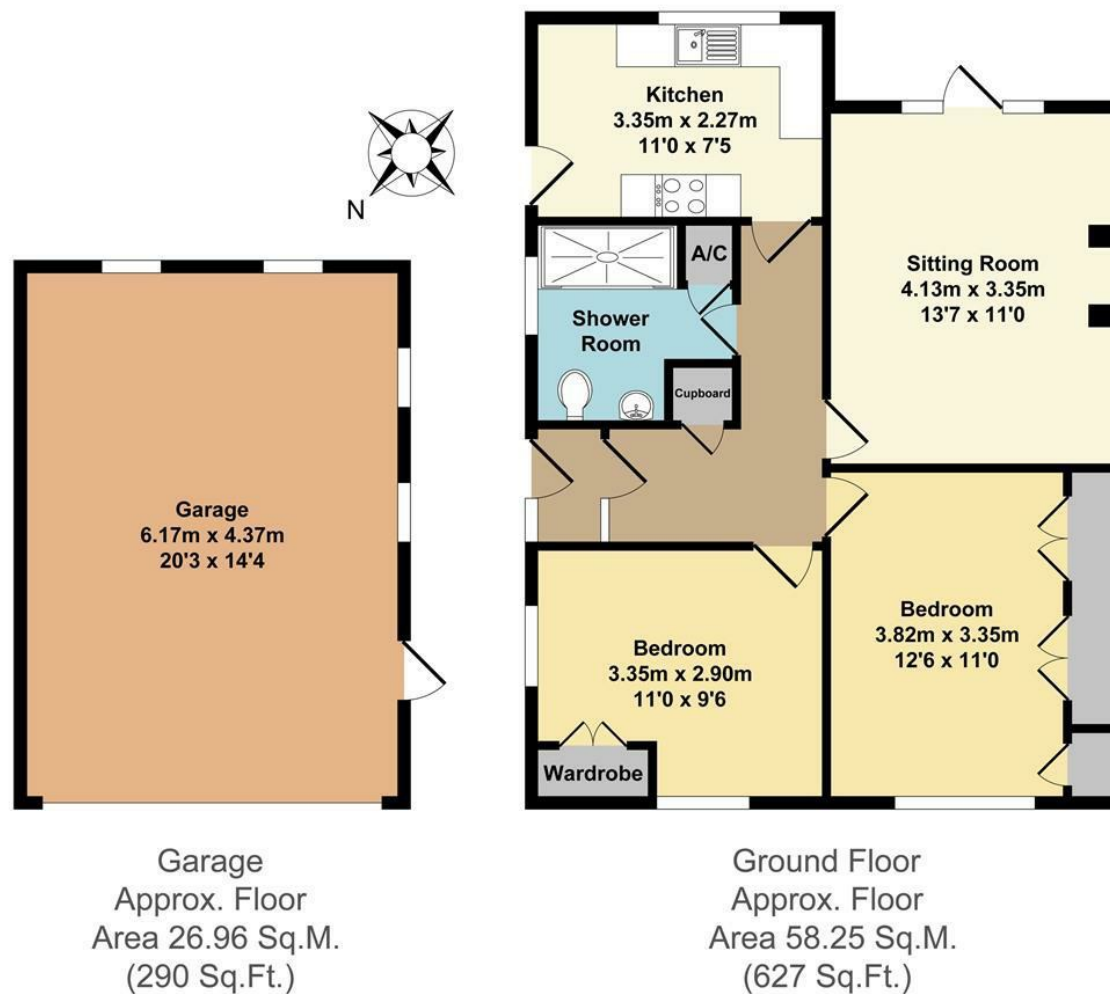
**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** TBC. A full copy of the EPC is available at the office if required.



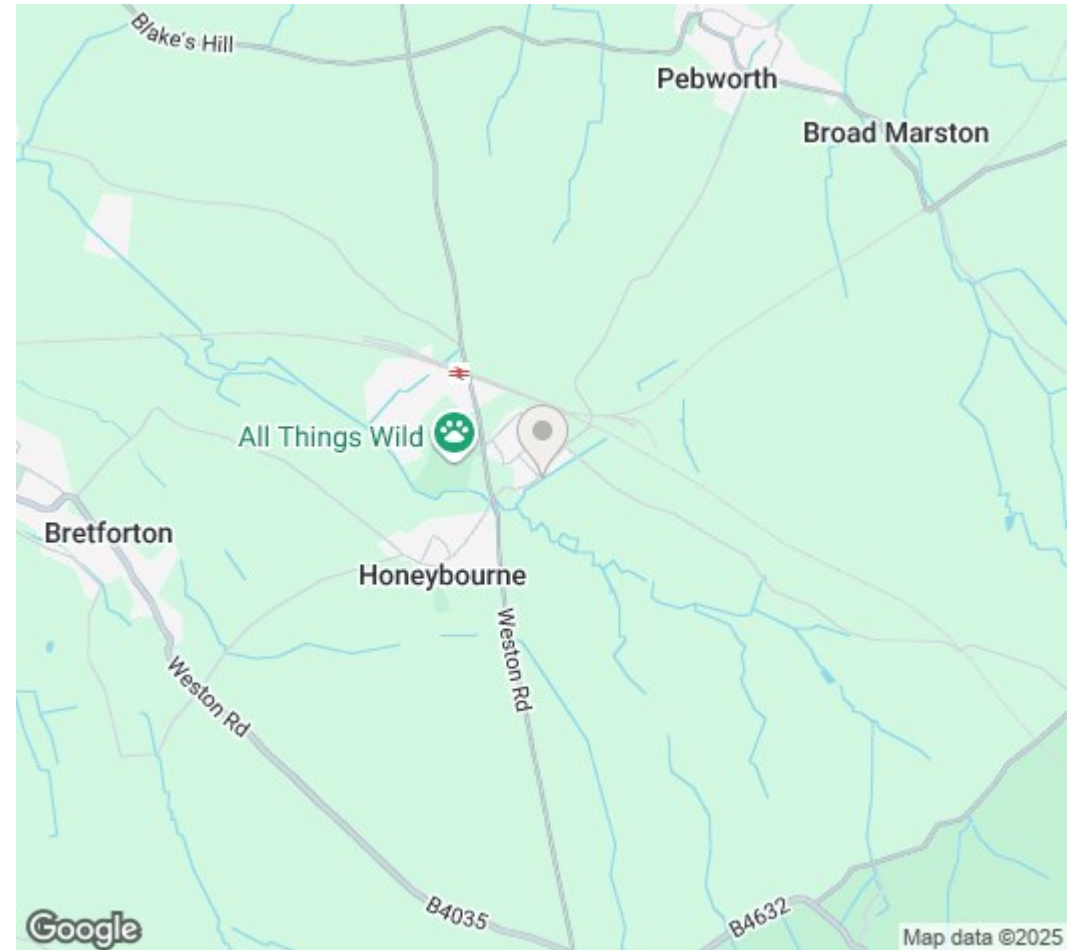
**VIEWING:** By Prior Appointment with the selling agent.

Stratford Road, Honeybourne WR11 7PP  
Total Approx. Floor Area 85.21 Sq.M. (917 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.







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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