



◆ 1 HERDWICK DRIVE ◆ HONEYBOURNE ◆ WR11 7AN ◆
◆ GUIDE PRICE £685,000 ◆



- **EXCEPTIONAL DETACHED HOME**
- **BEAUTIFULLY PRESENTED**
- **SIX BEDROOMS**
- **FOUR BATHROOMS**
- **STUNNING FITTED KITCHEN DINER FAMILY ROOM**
- **TWO RECEPTION ROOMS**
- **FEATURE FIREPLACE**
- **LARGE DOUBLE GARAGE**
- **OFF-ROAD PARKING**
- **WALLED AND FENCED REAR GARDEN**





ABOUT THE PROPERTY...

An exceptional six bedroom, four-bathroom spacious family home offering excellent light and airy accommodation over three floors and situated in a peaceful cul de sac location opposite the playing field. Outside the property there is ample off-road parking, a double garage with power and lighting and secure rear garden laid to lawn and patio.

A pathway leads to the front door opening into a lovely hallway with doors to the main rooms, downstairs WC and storage. The kitchen diner family room enjoys a dual aspect with double doors to the garden and bay window to the front. The kitchen is fitted with an extensive range of modern wall and base units, integrated appliances and granite work surfaces. Off the kitchen there is a useful utility room. The sitting room also has double doors to the garden as well as a bay window and the focal point of the room is a stunning feature fireplace. Completing the ground floor accommodation is a study/playroom.

On the first floor there are four well-proportioned bedrooms and a family bathroom. The master bedroom has its own ensuite bathroom and a dressing room with lots of wardrobes. On the second floor there is a shower room and two further large bedrooms, one with ensuite and built-in wardrobes.

Outside there is a large double garage with pedestrian doors and four parking spaces in front. The secure rear garden is walled and fenced, mainly laid to lawn with a large patio and well-stocked borders.



ABOUT HONEYBOURNE...

Honeybourne is a thriving village and civil parish about 6 miles east of Evesham and 5 miles from the picturesque Cotswold villages of Broadway and Chipping Campden.

This attractive village with architecture ranging from Cotswold stone and thatched roofs to red brick and modern style properties benefits from a range of amenities. It has a Church, a Primary School, two Public Houses, a Co-Op as well as a well-stocked village shop, a Chinese takeaway and a fish and chip shop.

Honeybourne now boasts a brand-new million-pound village hall, with a large hall and stage, meeting room and fully equipped kitchen. It is extensively used for a wide range of classes and activities of all sorts, as well as a regular programme of events, including films, live theatre, music evenings, dinners and quizzes.

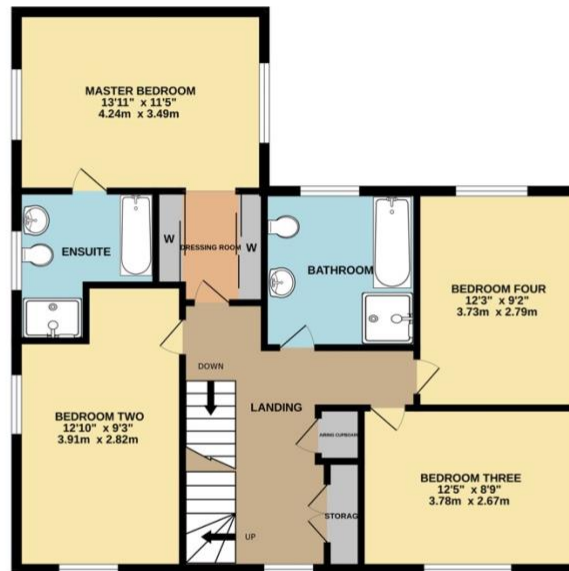
Perhaps most importantly, Honeybourne has a train station with direct links to Worcester and London Paddington whilst Cheltenham and Stratford upon Avon provide shopping facilities within motoring distance.



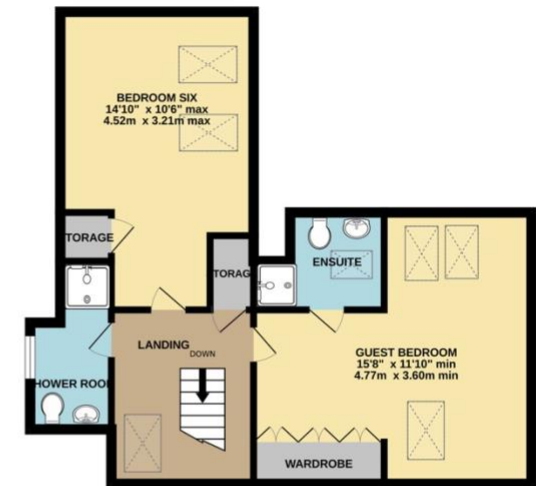
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested.

All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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