



Highfield
Greenhill Park Road | Evesham | WR11 4NL

FINE & COUNTRY

HIGHFIELD

A substantial and beautifully restored semi-detached period house in one of the most prestigious roads within walking distance to town. Retaining many period features the property has five spacious bedrooms, one en suite, impressive family bathroom, lounge, fabulous kitchen/diner/snug, pantry, utility room, two further storage rooms, cellar, a delightful garden, garage and private drive. This period property offers something of both worlds with an excellent location and modern finish.



Ground Floor

You enter into an outer period porch. The beautiful inner front door has stain glass set into it. The well-proportioned main hall has a wide and sweeping staircase, wooden flooring and a really welcoming feel. The lounge with a large bay window, original fireplace, coving and a picture rail offers excellent family living space with lovely views to the front garden. The heart of the house is found in the kitchen, dining room/snug, an area that spans the whole of the rear of the house. The striking kitchen is modern with a contemporary twist. There is ample storage, walk in pantry, double Belfast sink, wooden work surface, five ring gas hob and oven. The dining and snug area has a wooden floor, open fireplace and the original French doors opening out into the garden. The doors are set with two windows either side and lead glass panelling above. This whole room is a fantastic area for entertaining and family living. The separate utility room has a door to the garden, Belfast sink, W.C. and new Worcester boiler.





















First Floor

There are three large double bedrooms on this floor all with plenty of period features from picture rails, wooden floors, fireplaces and delightful views of both the front and back garden. An additional walk-in storage room is on the first floor. The family bathroom is impressive both in space and style. With a standalone roll top bath, walk in shower with rain head, period style basin and W.C.

Second Floor

There is a beautiful stain glass window on the spacious landing with access to the loft. The fourth bedroom is a large double with the original fireplace, wooden floorboards and a modern well-presented en suite shower room that comprises of a shower, W.C. and basin. The fifth bedroom is a spacious single with two windows and fireplace. A second store room is on this floor.

Cellar

The cellar has good head room, electricity and is dry.









Garage

The secure single garage is accessed off the private drive, with a rear window, electricity and access to the garden.

Outside

The front of the property has a lovely mixture of lawn, shrubs, flower beds and trees with a tarmac driveway. The rear garden is easy to maintain and private with a good mix of patio area for entertaining that leads directly into the kitchen, lawn, flower beds, trees and shrubs. There is also an external log/garden store.





Location

Evesham is an historic riverside market town with excellent boating and marina facilities as well as several leisure activities available in the area including, rowing, tennis and bowls. The beautiful riverside town boasts a wealth of pubs, restaurants and shops.

Evesham is in the heart of England on the edge of the beautiful Cotswolds and some 16 miles to the north east you will find Stratford upon Avon. Worcester is 16 miles to the west, Cheltenham approximately 17 miles to the south, Pershore is 8 miles and the beautiful Cotswold village of Broadway is only 5 miles. The M5 is a 15 minute drive and there is easy access to Birmingham airport which can be reached in 45 minutes. London is commutable by car or by a direct rail link from Evesham station.





Services

The property is connected to all mains services

Local Authority

Wychavon district council

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01789 332600.

Website

For more information visit www.fineandcountry.com/uk/stratford-upon-avon

Opening Hours:

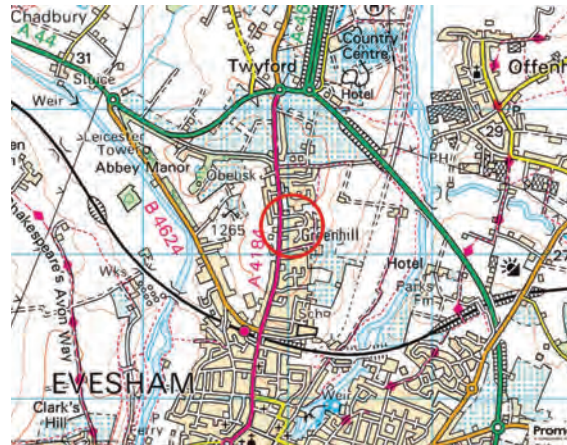
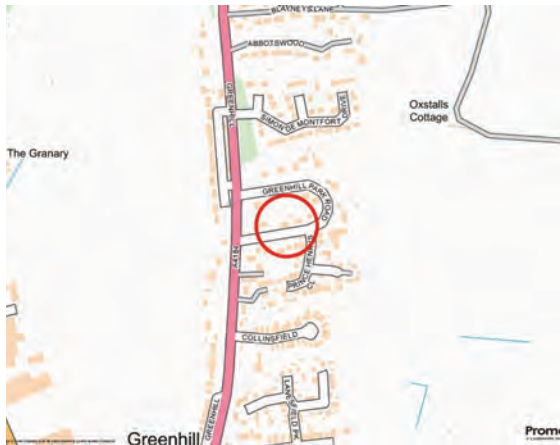
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|------------------|-----------------------------|
| Monday to Friday | 9.00 am - 5.30 pm |
| Saturday | 9.00 am - 4.30 pm |
| Sunday | Appointments by arrangement |

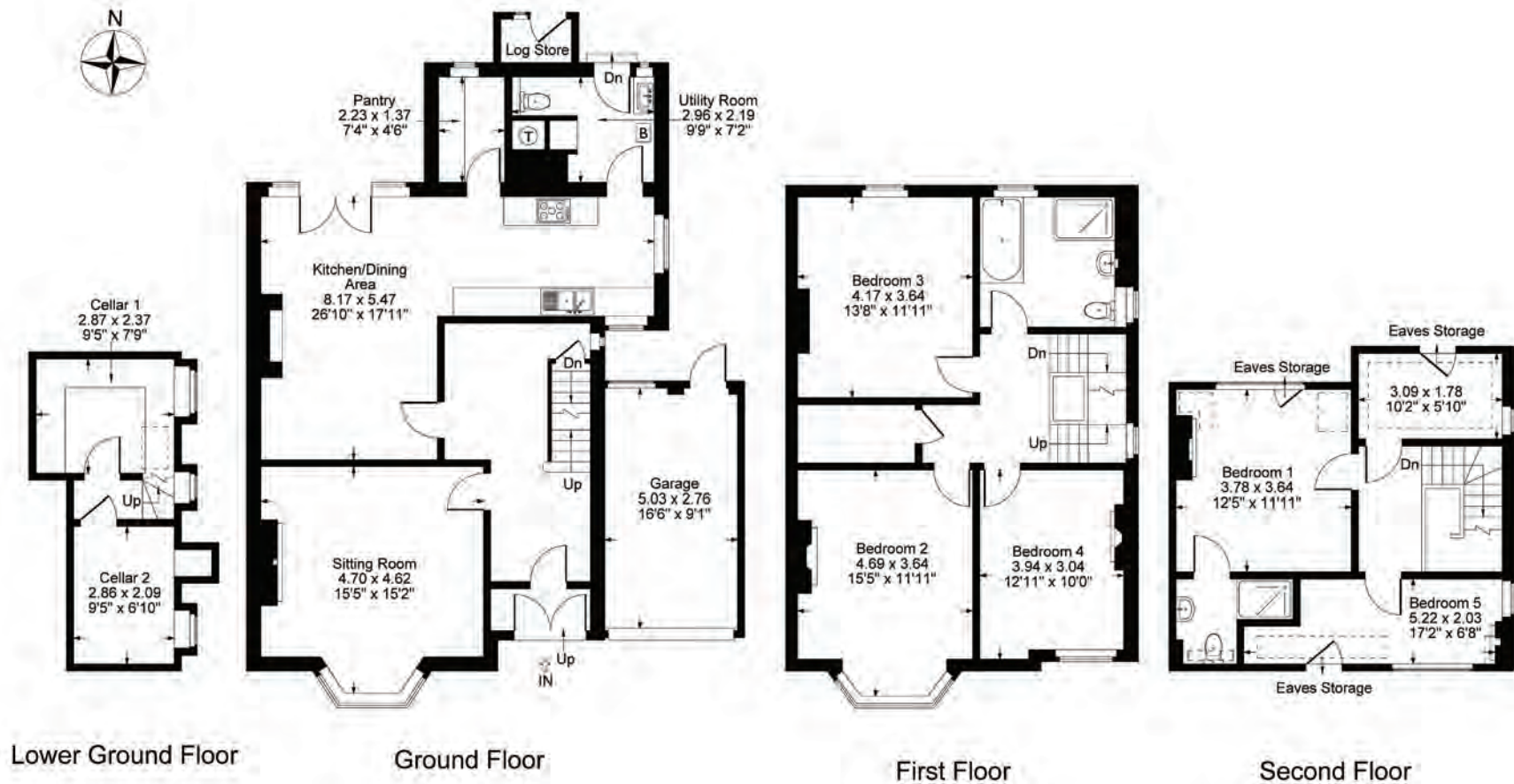
Directions

The postcode to the property is WR11 4NL

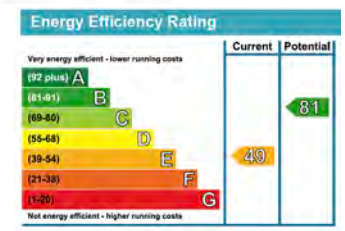
Agents Notes

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





Approximate Gross Internal Area = 204.91 sq m / 2205.63 sq ft
 Garage = 13.88 sq m / 149.40 sq ft
 Total Area = 218.79 sq m / 2355.03 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.







CLARE REEVES
PARTNER AGENT

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Clare's background is in finance, business development, sales and marketing . Over the years I have developed my own property portfolio and have a wealth of knowledge and experience in the property market. One of the areas that I specialize in is properties that have or are currently on the market and have not sold. Using a very energetic and proactive approach, combining years of marketing and sales skills I have an extremely successful track record with 4 out of 5 houses selling in under the average time. Best described as a highly motivated individual, who is determined, self-driven, highly organised and thrives under pressure. With excellent communication and negotiation skills I am a cheerful and outgoing character.

YOU CAN FOLLOW CLARE ON



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I've found Clare to be not only utterly professional, but also honest, genuine and sincere. When the relatively straightforward sale of a modest detached home became a bit 'problematic', Clare stepped up and handled the whole thing in her usual cool, calm manner. Simon A 5/12/17

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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