



4 Walnut Close
Harvington | Evesham | WR11 8LS

FINE & COUNTRY

4 WALNUT CLOSE

A substantial four bedroom detached property in a highly desirable location with separate Annex/Office. Set in extensive grounds garden and generous parking. Four large double bedrooms, family bathroom, modern kitchen, lounge, garden room and cloakroom. The detached Annex has a utility, cloakroom and large office. Presented to a high standard the property is a lovely family home with options to extend.

Ground Floor

The front door leads into a bright welcoming hall with a full height feature window, views out to the impressive gardens and under stair storage. The lounge offers excellent living space with a feature gas fireplace set in a limestone surround. It spans from the front to the rear of the property, bay window to the front, sliding patio doors to the rear leading onto a garden patio area. The modern kitchen is fitted with ample storage, induction hob with ducted extractor, built in appliances, double oven, dishwasher and fridge freezer. It also spans from the front to the rear of the property. There is a door to the garden and double doors to the very pleasant and comfortable garden room with wonderful views of the garden and double doors to the outside. The cloakroom has a W.C. and basin.













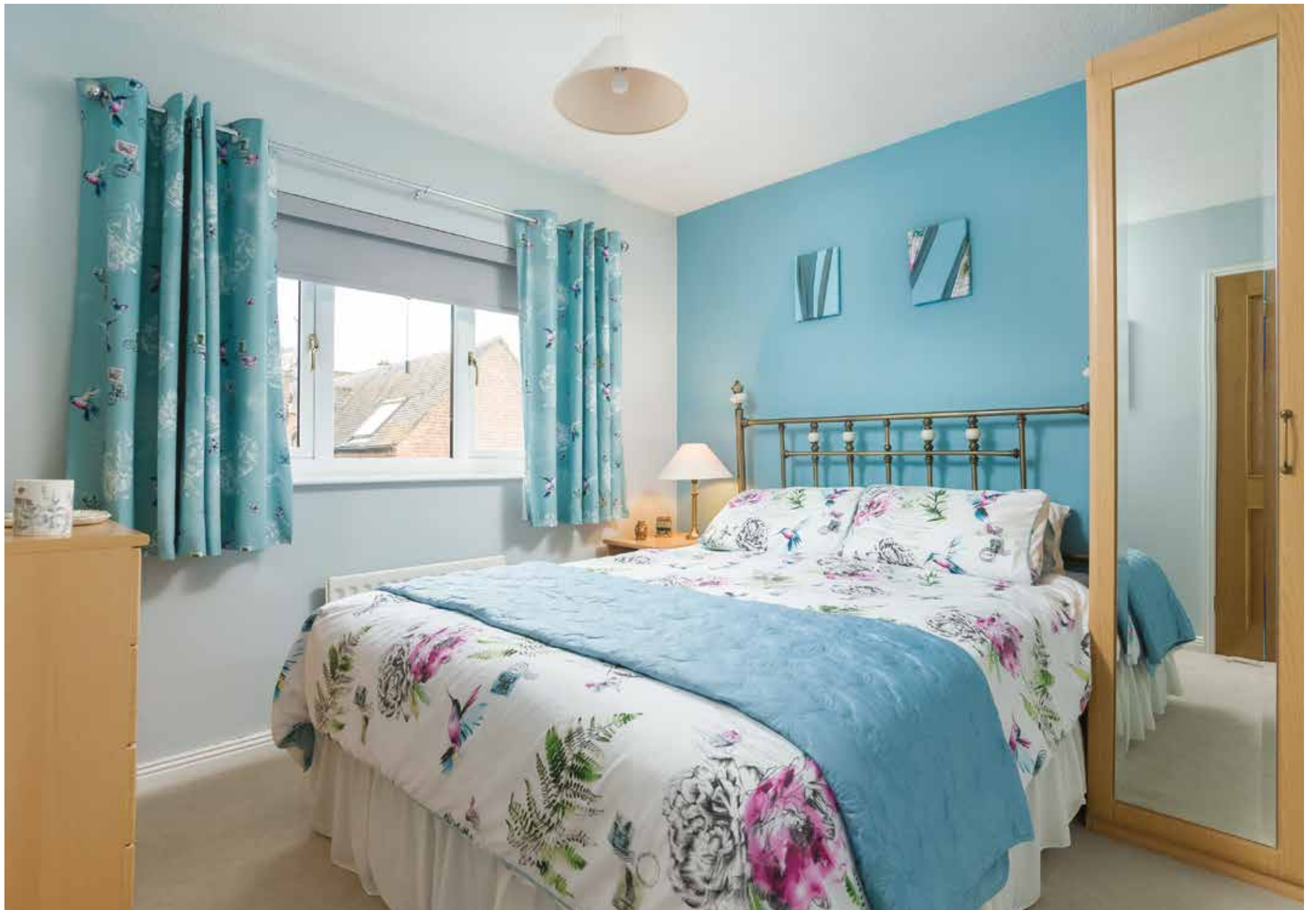


First Floor
The landing is spacious and bright and airy with garden views through the feature full height window and access to the loft. There are four good sized double bedrooms. All four bedrooms have built in storage and lovely views of the garden and surrounding outdoor space. Two of the bedrooms are king sized and the family bathroom is modern with a bath and shower over, basin and W.C.













Accessed from the rear garden there is a detached double garage that has been extended to provide a good sized office, fully serviced utility room, sink and storage and a cloakroom with W.C and basin. Upstairs is a generous sized office with vaulted ceiling, four Velux windows, a further double window giving views over the landscaped garden, feature electric fireplace and storage into the eaves. The annex could easily be used to provide separate accommodation and subject to planning permission could be extended to the side to create a further double garage and/or add living space.

Outside

The property has a stunning plot of land with more than generous space around the house. To the front is a large drive providing parking for several cars with access to a further large secure parking area behind 9 foot wide wooden gates. To the rear and sides of the property you have a large private garden with several entertaining and relaxation areas, lawn and rockery area with gravelled bed and bubbling water features. The garden has a variety of fruit trees and bushes, grape vines and flowering shrubs. There is also a substantial separate vegetable plot with raised beds, outdoor storage and workshop. The whole outdoor space is an oasis of peace and charm.





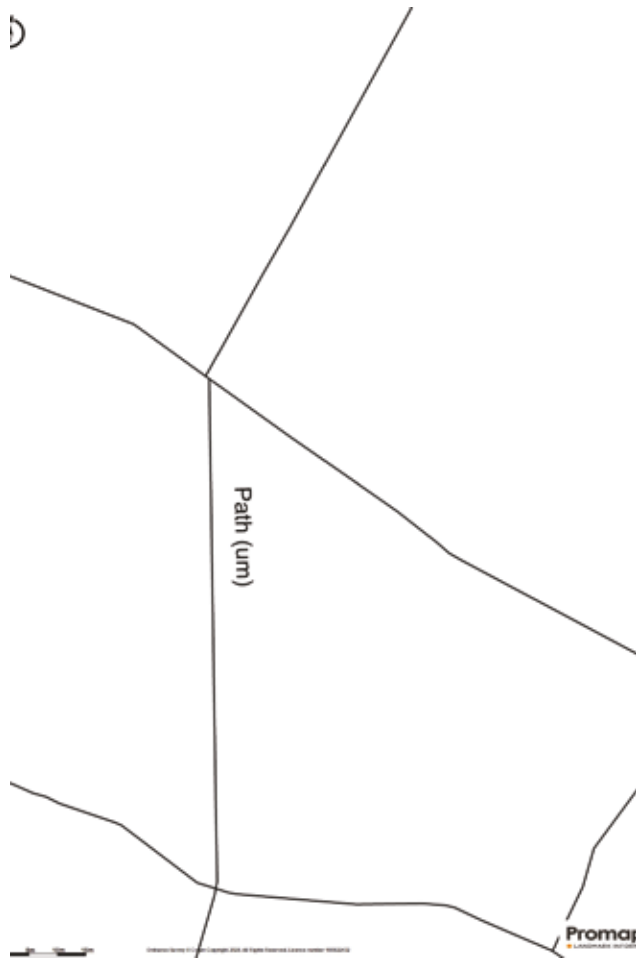


LOCAL AREA

Harvington is a highly sought after village situated in the Vale of Evesham. The village has excellent facilities including two public houses, a farm shop, village shop, post office, primary school and church all creating a thriving village community. The village is very close to Evesham, Worcester, Cheltenham, Stratford-Upon-Avon and Birmingham with excellent schooling available in Evesham, Worcester, Pershore, Warwick and Stratford.

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 and is in the heart of England on the edge of the beautiful Cotswolds. 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:

Monday to Friday 9.00 am - 5.30 pm

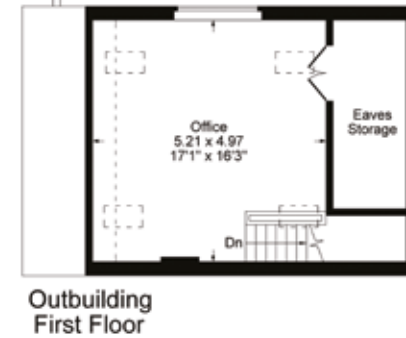
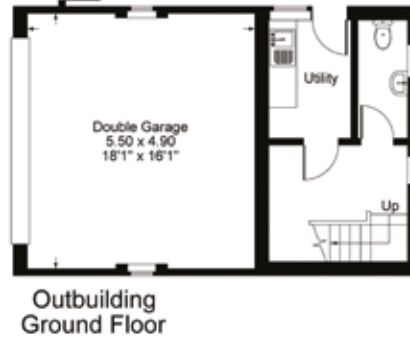
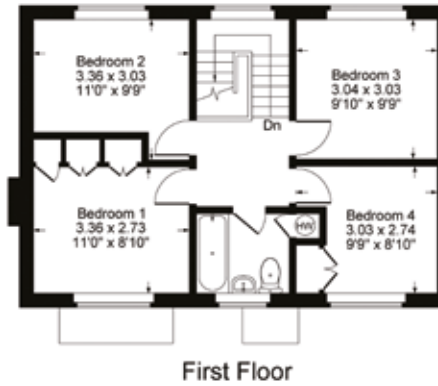
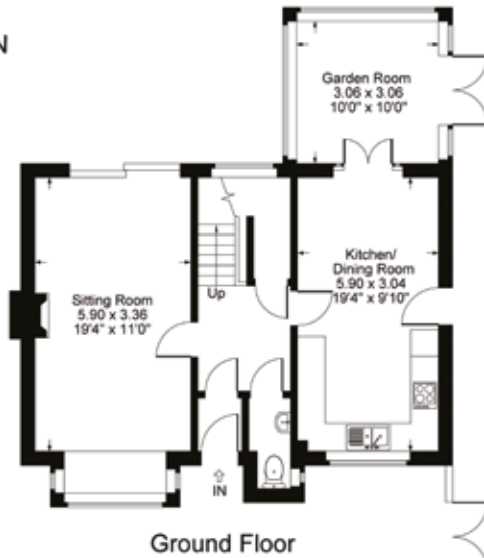
Saturday 9.00 am - 4.30 pm

Sunday Appointments by arrangement

Directions

The postcode to the property is WR11 8LS

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 = 115.00 sq m / 1238.00 sq ft
 Outbuilding/Garage = 72.00 sq m / 775.00 sq ft
 Total Area = 187.00 sq m / 2013.00 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 5/11/17



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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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