



**VAUGHANREYNOLDS**  
ESTATE AGENTS

Rowan House Greenacres Lane  
Harvington, Evesham, WR11 8PE



## The Property

Located in an established leafy setting off a private driveway in the picturesque village of Harvington. This impressive, detached home is bespoke built, based on the 'Shire' design by Potton, and was constructed in 2018. With immense thought and consideration being given to the layout and quality finish, this wonderful home provides the perfect turnkey opportunity for a discerning buyer to occupy one of the areas finest modern homes.

In addition to the attractive aesthetics, there has been significant investment into the infrastructure, which includes the installation of under floor heating, a mechanical ventilation heat recovery system and a 4KW bank of 16 solar edge photovoltaic panels.

Being set back from the lane beyond a generous enclosed frontage, you progress through gates to a gravelled forecourt parking area, suitable for several vehicles, also providing access to the detached triple garage with electric doors and side gardens. Entering the property, you are greeted by an impressive reception hallway with central oak framed staircase and double height landing above. Tiled flooring continues throughout, and solid oak doors lead off to a cloaks cupboard, WC and the main reception spaces. The sitting room is located to side, has dual aspect windows, a feature fireplace with inset stove and views to the garden. There is a separate dining room with patio doors leading to the garden and a useful study which is ideal for home working.

The heart of this home is the inspiring family dining kitchen. A generous, open plan space with dedicated zones provides the perfect social meeting point for families and guests. The bespoke HATT fitted kitchen enjoys an array of storage, complimented by sleek quartz worksurfaces, Quooker instant hot water tap and a bank of integrated NEFF appliances, including an induction hob, extractor, two ovens, warming draw, wine cooler, fridge and freezer. A breakfast bar provides a space for occasional dining and encourages hosting guest's whilst preparing meals. There is a separate area for a family size dining table and chairs, which flows seamlessly to a super vaulted garden room, filled with natural light through an expanse of glazing and bifolding doors to the garden. There is also a separate utility/boot room.







To the first floor, a generous open galleried landing with vaulted ceiling, provides access to four good double bedrooms and a stylish family bathroom, complete with separate shower, bath, wc and wash hand basin. There are two further equally well appointed en-suite shower rooms and the main bedroom notably boasts a half vaulted ceiling and feature arched glazing, framing the leafy views to rear.

Externally, the property sits comfortably within its mature plot, that extends to approximately 0.33 acre. With manicured lawns, established beds and a generous paved terrace patio, the garden enjoys a due southeast orientation. A covered pavilion affords alternative alfresco dining or seating options and a substantial garden room, serves as the perfect multifunctional hobbies space.

### The Location

The old riverside market town of Evesham is situated in the centre of the famous horticultural Vale of Evesham - the fruit and vegetable basket of England. From the tranquil banks of the river Avon to the undulating hills and peaceful wooded slopes of the Cotswolds, the Vale offers some of the prettiest countryside in the United Kingdom. The region well known for its fruit and vegetable growing (especially asparagus) since medieval times, can be enjoyed seasonally throughout the year.

A major attraction is the River Avon, with very popular recreational areas offering something for everyone from fishing to walking to boating. Abbey Park with its Victorian bandstand offers you music on Sunday afternoons from June to September, where you can sit back and soak in the tranquil atmosphere of a lazy sunny afternoon.





3



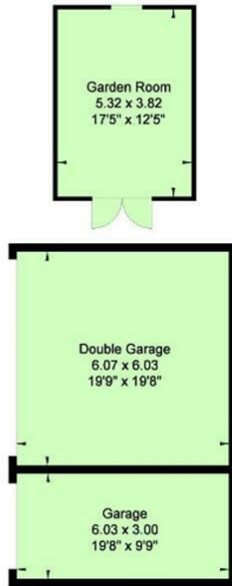
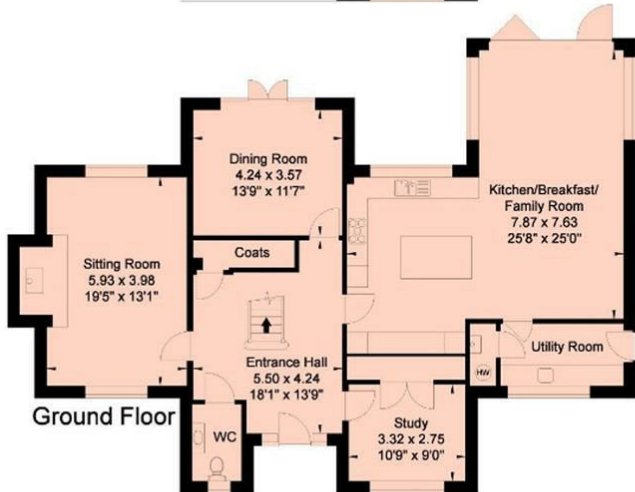
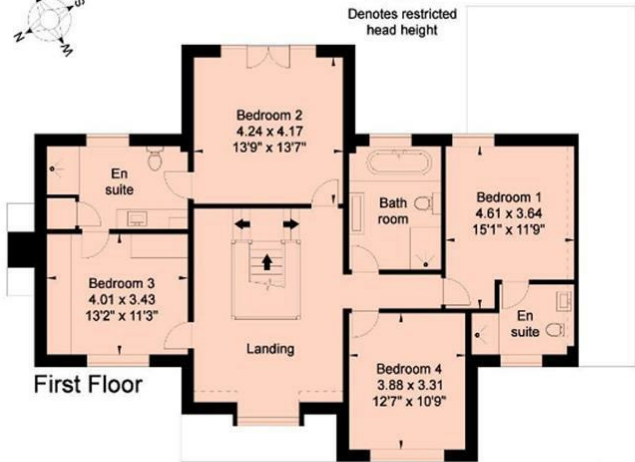
4



3



0.33 acre(s)



**Outbuildings**

not shown in actual location/orientation



Arrows denote extent of measurements shown.

Approximate Gross Internal Floor Area  
 House: 253 sq m (2,725 sq ft)  
 Outbuildings: 76 sq m (820 sq ft)  
 Total: 329 sq m (3,545 sq ft)

© Cotswold Plans Ltd 01386 430176  
 ma/12320

This plan is for guidance only and must not be relied upon as a statement of fact.

**GENERAL INFORMATION**

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: All mains services are understood to be connected to the property.

Local Authority: Wychavon, Council Tax Band G

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in their employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	89	89
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
EU Directive 2002/91/EC		

**VAUGHANREYNOLDS**  
 ESTATE AGENTS

10 Union Street, Stratford upon Avon CV37 6QT  
 T: 01789 292659 E: info@vaughanreynolds.co.uk vaughanreynolds.co.uk