



School Street, Honeybourne, WR11 7PL

£750,000



Grade II listed six bedroom family home which has been the current home to the vendors for over 40 years, This home is currently being split in to two separate dwellings over three floors and is boasting character features throughout including original flagstone flooring.



This home is situated in the heart of Honeybourne and briefly comprises of an entrance hallway leading through to the main kitchen which is fully fitted and beautiful views to the garden, this then leads through to the dining room then into the lounge, stairs rising to the first floor which is accommodating the master bedroom with ensuite bedroom three and a family bathrooms, to the second floor is another bedroom and a walk in wardrobe/study area. To the other part of the property which is accessed from the boot room or main entrance hallway, which leads to another kitchen which has the unique feature of a walk on glass well, and through to a lounge area with a stunning fireplace with wood burner stove, and stairs rising to the first floor which has two good size bedrooms and a bathroom, then leading to the second floor is a large bedroom with ensuite.

To the outside there is a driveway having off road parking for up to three cars, good size garden area which has a large patio area and the rest is laid to lawn having mature shrubs and surrounded by greenery.

Location

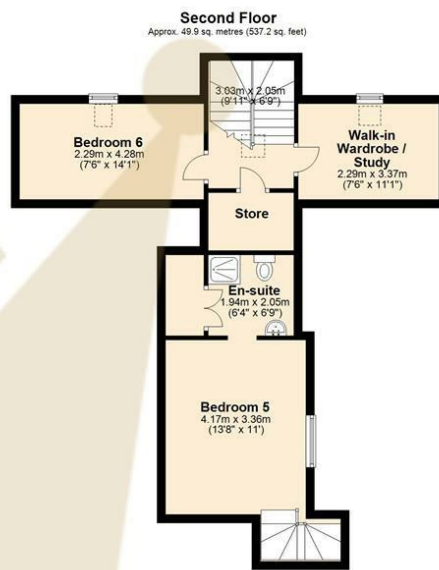
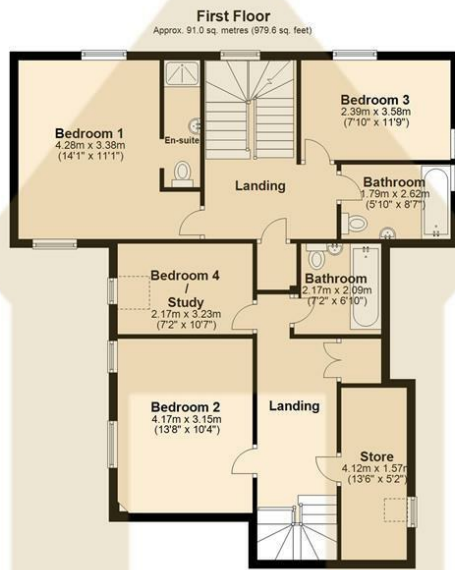
Honeybourne has its own train station being within just 1 mile of the development having excellent commuting links to Evesham and Worcester as well as across to Oxford, Reading and London Paddington in under two hours. The A46 and A44 ensure Worcester, Royal Leamington Spa and Coventry are all commutable as well as linking to the M5 and M40 for journeys to the South West and South East. For international travel, Birmingham Airport is only 33.6 miles away.

Entrance Hall	7'1" x 10'7" (2.17m x 3.23m)
Sitting Room	14'0" x 14'0" (4.28m x 4.28m)
Dining Room	14'0" x 7'4" (4.28m x 2.25m)
Kitchen	14'0" x 11'10" (4.28m x 3.61m)
Boot Room	7'1" x 11'10" (2.17m x 3.61m)
WC	
Kitchen	17'4" x 8'5" (5.29m x 2.57m)
Living room	17'4" x 17'4" (5.29m x 5.29m)
Landing	

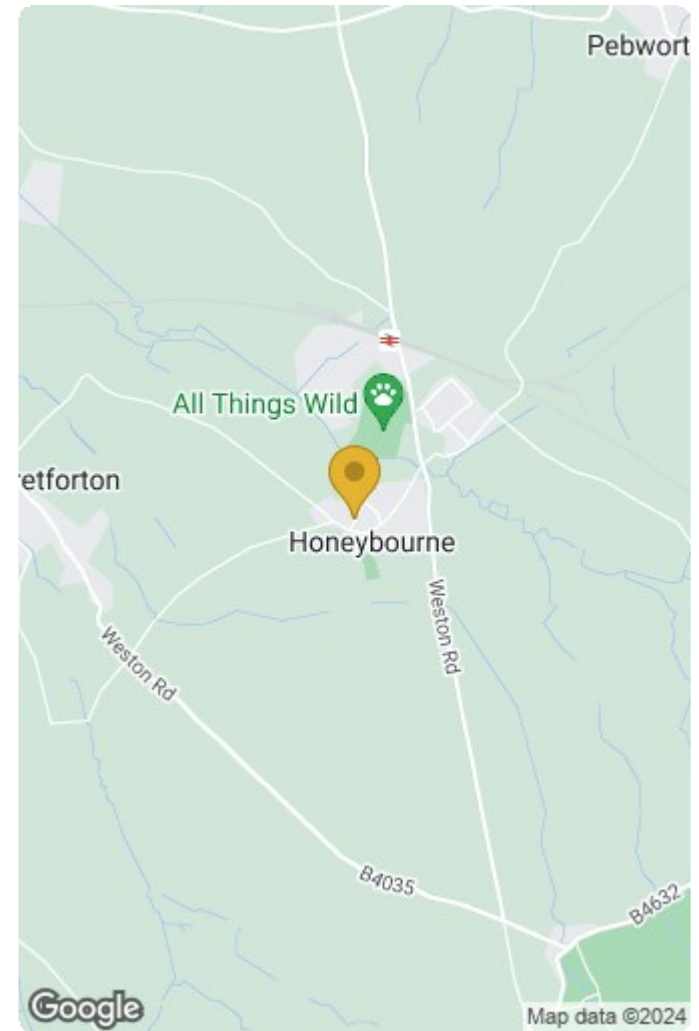
Bedroom One	14'0" x 11'1" (4.28m x 3.38m)
En-Suite	
Bedroom Two	13'8" x 10'4" (4.17m x 3.15m)
Bedroom Three	7'10" x 11'8" (2.39m x 3.58m)
Bedroom Four / Study	7'1" x 10'7" (2.17m x 3.23m)
Bathroom	5'10" x 8'7" (1.79m x 2.62m)
Bathroom	7'1" x 6'10" (2.17m x 2.09m)
Bedroom Five	13'8" x 11'0" (4.17m x 3.36m)
En-Suite	6'4" x 6'8" (1.94m x 2.05m)
Bedroom Six	7'6" x 14'0" (2.29m x 4.28m)
Walk-in Wardrobe / Study	7'6" x 11'0" (2.29m x 3.37m)







Total area: approx. 246.1 sq. metres (2649.4 sq. feet)



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	