



**Orchard House,  
Station Road, Salford Priors, Evesham, WR11 8UX**

**Offers In Excess Of £600,000**



*This fascinating Grade II listed property dates back to the 17th Century, with later additions having been made in the Georgian and Victorian eras. It occupies a prominent position on Station Road, opposite the Medieval village church, and boasts a wealth of period features throughout to include; high ceilings, exposed timber beams and original fireplaces. The accommodation briefly comprises; six bedrooms, three bathrooms, two reception rooms, breakfast kitchen and utility room. To the side of the property, there is a private gated driveway, which is set back from the road and provides parking for several vehicles, and to the rear, there is a good-sized garden with a brick outbuilding that is currently being used as a sheltered seating area and for storage.*

*Salford Priors is a charming village, which lies on the Warwickshire/Worcestershire border, and offers such facilities as The Bell public house, primary school, St. Matthews parish church and memorial hall. It is within easy access of the A46 which, in turn, gives links to the A44, A422 and A435, enabling efficient travel to Alcester, the Cotswolds, Evesham, Stratford-upon-Avon and Worcester. The property is also well placed for the M5 and M40 motorways, which provide links to Birmingham, Cheltenham and Gloucester. In addition, the nearest railway station at Evesham offers regular, direct trains to Worcester, Oxford and London (Paddington).*





This property is set back from the road behind a low brick wall and to the side, there is a gravelled driveway with a pair of timber gates, which give access to the parking area. The solid timber front door opens into:

### Entrance Hall

18'8" x 8'6" (5.70m x 2.60m)

Double glazed windows to the front and rear, door leading to the rear garden, cast iron radiator, and slate tiled flooring. Door into:

### Inner Hallway

Exposed timber beams to the walls, and staircase rising to the first floor. Door into:

### Dining Room

14'1" x 12'5" (4.30m x 3.80m)

Double glazed walk-in square bay window to the front, further double glazed windows looking into the inner hallway, open fireplace with stone hearth, cast iron radiator, and original floorboards.

### Living Room

14'9" x 12'5" (4.50m x 3.80m)

Exposed timber beam to the ceiling, double glazed walk-in bay window to the front, original fireplace with inset log burning stove, cast iron radiator, and parquet flooring.

### Breakfast Kitchen

14'9" x 14'9" (max) (4.50m x 4.50m (max))

Exposed timber beams to the ceiling and walls, double glazed windows to the side, doors to built-in storage cupboards, fitted with a range of drawer and base units with partially solid pine and granite work surfaces over, inset double Belfast sink unit with mixer tap over, built-in double electric oven, inset 4-ring electric hob with extractor fan over, space for an American-style fridge-freezer, tiling to splashback areas, cast iron radiator, and tile effect laminate flooring. Door into:

### Utility Room

8'2" x 7'2" (2.50m x 2.20m)

Exposed timber beams to the ceiling, double glazed French doors leading to the rear garden, pine dresser-style unit with storage cupboards and shelving, inset small Belfast sink with hot-and-cold taps over, space and plumbing for a washing machine, space for a tumble dryer, floor mounted Worcester gas-fired boiler, radiator, and original flagstone flooring.

### Downstairs Shower Room

Double glazed window to the side, 3-piece suite comprising; shower cubicle with mains fed shower over, low level WC, pedestal wash hand basin with hot-and-cold taps over, tiling to splashback areas, cast iron radiator, and slate tiled flooring.

### First Floor Landing

Exposed timber beams to the walls, double glazed windows to the side and rear, and door leading to the staircase that rises to the second floor. Door into:

### Bedroom One

16'4" x 12'9" (5.00m x 3.90m)

Exposed timber beams to the ceiling, double glazed windows to the front and side, original cast iron fireplace, vanity unit with inset wash hand basin and mixer tap, and radiator.

### Bedroom Two

15'5" x 13'5" (4.70m x 4.10m)

Exposed timber beams to the ceiling, double glazed window to the front, original cast iron fireplace, fitted wardrobe, and radiator.

### Bedroom Three

14'1" x 13'9" (4.30m x 4.20m)

Exposed timber beams to the ceiling, double glazed window to the front, door to built-in storage cupboard, and radiator.

### Bedroom Four

15'5" x 7'10" (4.70m x 2.40m)

Exposed timber beams to the ceiling and walls, double glazed window to the side, fitted wardrobe, wash hand basin with hot-and-cold taps over, and radiator.

### Family Bathroom

15'5" x 6'6" (4.70m x 2.00m)

Exposed timber beams to the ceiling and walls, double glazed windows to the side and rear, 3-piece suite comprising; bathtub with electric shower and hot-and-cold taps over, low level WC, pedestal wash hand basin with hot-and-cold taps over, door to built-in storage cupboard, tiling to splashback areas, and radiator.

### Shower Room

8'6" x 2'11" (2.60m x 0.90m)

3-piece suite comprising; shower cubicle with mains fed shower over, low level WC, wall mounted wash hand basin with hot-and-cold taps over, tiling to the walls, and tiled flooring.

### Second Floor Landing

With hatch giving access to the loft. Door into:

### Bedroom Five

15'5" x 13'9" (restricted head height) (4.70m x 4.20m (restricted head height))

Exposed timber beams to the ceiling and walls, double glazed dormer window to the front, and radiator. Door into:

### Eaves Storage

### Bedroom Six

17'8" x 9'6" (5.40m x 2.90m)

Exposed timber beams to the walls, double glazed dormer window to the front, radiator, and original floorboards.

### Garden

Paved patio with stoned pathway leads to the lawn. Both areas house a range of mature plants, shrubs and trees.

### Outbuilding

17'8" x 12'5" (5.40m x 3.80m)

Of brick construction; with one part currently being utilised as a sheltered seating area and the other being used for general storage.

### Additional Information

Services:

Mains drainage, electricity and water are connected to the property. The heating is via a gas-fired boiler, which is located in the utility room.

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1000 Mbps and highest available upload speed 220 Mbps. For more information visit: <https://checker.ofcom.org.uk/>

Tenure:

The property is Freehold and vacant possession will be given upon completion of the sale.

Council Tax:

Stratford-on-Avon District Council - Band E

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Viewing:

Strictly by prior appointment with Earles (01789 330 915/01564 794 343).

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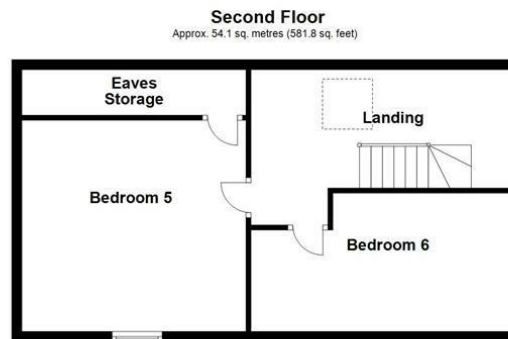
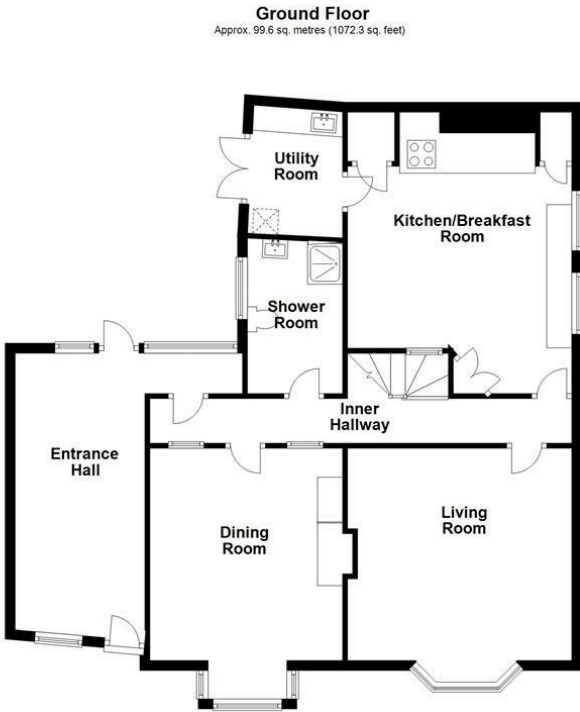












Total area: approx. 248.0 sq. metres (2669.0 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.  
Plan produced using PlanUp.

