



# Leggett & James

The Vale of Evesham Property Experts



## The Malthouse Stratford Road

Harvington, Evesham, WR11 8NP

Asking Price £279,950



\*\*\*NO ONWARD CHAIN \*\*\* Set between the renowned market towns of Evesham and Stratford upon Avon, this delightful Grade II listed cottage is set within the historic heart of Harvington village. The property oozes charm and character throughout with exposed wall and ceiling timbers, along with a stunning stone inglenook fireplace found in the living room.

The accommodation also provides a well equipped kitchen, two bedrooms and a first floor bathroom. Outside enjoys it's own enclosed garden which is found detached but close by.

Viewing of this fantastic example is recommended to appreciate all that the property and the village has to offer.





The property is entered from Stratford Road via a solid wood front door with steps rising to:

### Living Room 16'10 x 12'6 (5.13m x 3.81m)

with windows to the front, a panel radiator, TV aerial point and displaying an array of exposed wall and ceiling timbers. The showpiece to the room is the stunning stone built inglenook fireplace which enjoys an inset wood burning stove.

A door opens to:

### Kitchen 9'5 x 8'3 (2.87m x 2.51m)

with a window to the front, exposed wall and ceiling timbers and a ceramic tiled floor. The kitchen is well equipped with a range of fitted cupboards, drawers and work surfaces, a single drainer sink and a four ring 'Stoves' electric cooker hob having a Zanussi oven below. There is also an integral washing machine, fridge and freezer. Stairs rise to the first floor with a useful store cupboard and a further door opens to the rear.

### First Floor Landing

enjoying exposed wall and ceiling timbers and doors leading off to:

### Bedroom One 12'7 x 9'4 (3.84m x 2.84m)

having a window to the front, a panel radiator, exposed wall and ceiling timbers along with a delightful decorative stone fireplace.

### Bedroom Two 12'8 x 7' (3.86m x 2.13m)

with a window to the rear, a panel radiator and exposed wall and ceiling timbers.

### Bathroom

offering a suite comprising a corner bath, a low level WC, a wash basin and shower with sliding glass doors. The room is complemented by a wall mounted heated towel rail and further exposed timbers.

### Outside

the property enjoys its own secluded garden which is set close by to the rear and accessed along a pathway. The garden is enclosed by wood panel fencing and laid out mainly to decorative stone, which is edged by stocked flower borders. There is also the benefit of access from a lane behind the property.

### AGENTS NOTE

Due to the age and nature of this property, all measurements supplied on the details and floorplan are approximate as the walls are clearly uneven.

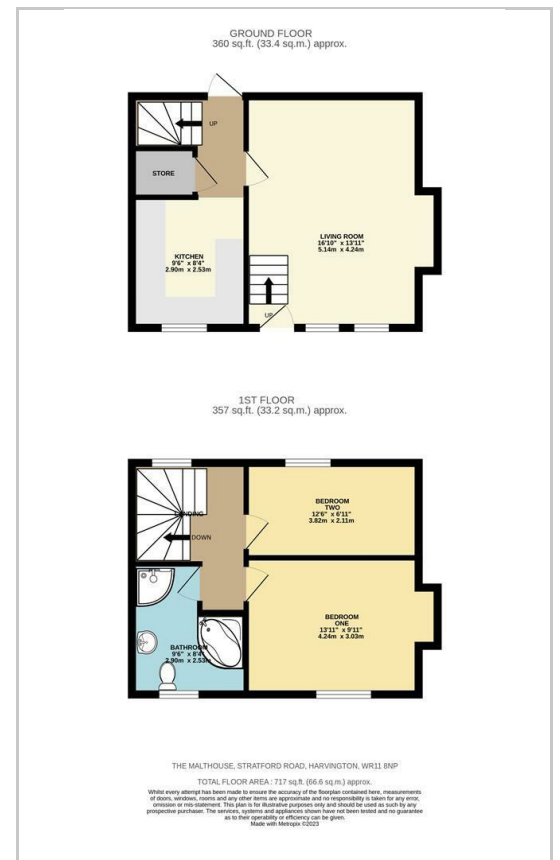
### Referrals

We routinely refer to the below companies in connection with our business. It is your decision whether you choose to deal with these. Should you decide to use a company below, referred by Leggett & James Ltd, you should know that Leggett & James Ltd would receive the referral fees as stated. Team Property Services £100 per transaction on completion of sale and £30 of Love2Shop vouchers on completion of sale per transaction.

## Area Map



## Floor Plans



## Energy Efficiency Graph

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.