



Cherry Blossom Barn
Buckle Street | Honeybourne | Evesham | Worcestershire | WR11 8QQ

CHERRY BLOSSOM BARN



A charming and substantial six-bedroom barn conversion with a separate dovecote office, double garage, farmhouse kitchen, and countryside appeal, located close to Honeybourne at the gateway to the Cotswolds.



KEY FEATURES

- Six well-proportioned bedrooms
- Beautiful farmhouse kitchen with rustic finishes
- Feature dual fireplace connecting reception areas
- Air conditioning in the principal bedroom and loft
- Detached outside dovecote home office – perfect for remote working
- Large private garden of circa 1 acre and gravelled driveway with ample parking
- Peaceful village setting
- Double garage that can also be utilised as a gym
- Moments from Honeybourne Station (direct to London Paddington)
- Close to Chipping Campden, Broadway, Evesham, Stratford-upon-Avon & the Cotswolds

Accommodation Summary

Cherry Blossom Barn is an exceptional six-bedroom family residence, set amidst picturesque countryside just a mile outside the sought-after village of Honeybourne, near Stratford-upon-Avon and within easy reach of the Cotswolds. This distinctive home effortlessly combines country charm with contemporary living, offering over 3,000 sq. ft of beautifully appointed space ideal for modern family life.

The property is set behind a deep Cotswolds shingle driveway, offering extensive parking and a striking first impression. Red brick elevations, pitched slate roofing, and elegant gables contribute to a classic aesthetic, softened by mature greenery and complemented by a charming, detached home office, ideal for professional use or as a creative space.





STEP INSIDE

Ground Floor

The home centres around a bespoke farmhouse kitchen, thoughtfully designed with rustic cabinetry, warm timber finishes, and generous workspaces. The kitchen flows naturally into the dining and lounge areas, unified by a dual-facing fireplace - a beautiful feature that brings both warmth and architectural interest.





SELLER INSIGHT

“Living at Cherry Blossom Barn has been nothing short of magical. I was first drawn to the sense of space and isolation - it feels like a countryside retreat, yet it's just 1.2 miles from a direct train line and 1 hour and 40 minutes to London. Add to that the charming nearby towns like Honeybourne, Stratford-upon-Avon, Broadway, and Chipping Campden, and it truly felt like the best of both worlds.

My favourite part of the house is the principal bedroom, especially in the early morning. Opening the balcony doors at sunrise to watch the horizon light up while deer roam the fields is something I never got tired of. Directly above it is the music and reading room, where the same view can be enjoyed, often with a gentle breeze flowing through. Every room has windows that frame countryside scenes, bringing a peaceful, grounded feeling to daily life.

The layout has evolved thoughtfully over time. In 2023, I did a loft conversion that almost doubled the usable space. I also merged two bedrooms into one to create the expansive principal suite with a walk-in wardrobe, en-suite, and that glorious balcony. These changes truly unlocked the full potential of the house - before, views were limited to the kitchen door, but now they're panoramic and ever-present.

Over the years, this home has become a wellness retreat for me. The music room doubles as a space for yoga, stretching, and meditation, and in 2024 I added an outdoor ice bath setup, complete with a high-capacity ice maker. With one acre of secure grounds and countless trails nearby, it's also been perfect for my dog - we often walk for hours without seeing another soul.

Outdoor living here is incredible. The garden offers different zones for every time of day: morning sun on the balcony, afternoon lounging and dining on the deck, and evenings by the fire pit as the sun dips below the fields. It's secure, spacious, and ideal for children or pets to roam freely and safely.

While it's a peaceful and private setting, the few neighbours nearby are friendly and respectful. The location is unbeatable - three Waitrose stores within a 20-minute drive, top schools like King Edward VI in Stratford, and even a local gliding club offering near-free flight training. To anyone moving in: the hard work's been done. Just move in and enjoy the magic.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





First Floor

Leading to the first floor are three spacious bedrooms, including the principal suite with en-suite shower room, dressing room, and a copper bathtub strategically placed overlooking the balcony with far-reaching country views. The principal bedroom and loft also benefit from air conditioning. There are two further bedrooms and a family bathroom which are finished to a high standard with a blend of traditional and modern styling. All of the bathrooms and shower rooms within the property feature underfloor heating.









Second Floor

The second floor comprises of three further bedrooms, two of which are used as a cinema room and an indoor golf putting green. There is also a family shower room.





STEP OUTSIDE

The beautifully maintained south-facing private garden elegantly wraps around the property, creating a serene and sun-drenched retreat ideal for al fresco dining, children's play, or peaceful relaxation. This outdoor oasis features a luxurious hot tub, a cutting-edge ice bath and a fire pit area with seating for six, offering the ultimate spa-like experience at home. A charming veranda, equipped with a retractable awning, provides a shaded spot for lounging or entertaining, while a stunning cherry blossom tree adds a touch of natural beauty and seasonal colour to this idyllic setting.







LOCATION

Honeybourne is a charming and historic village, ideally positioned between Stratford-upon-Avon and Chipping Campden, offering the perfect blend of rural tranquillity and accessibility. Well-connected by a main line railway station with direct services to Hereford, Worcester, Oxford, and London Paddington, the village is both convenient and well-served.

Local amenities include a village hall, nursery, a highly regarded primary school, and a traditional village church. Residents also enjoy a range of everyday conveniences such as a local grocery shop, café, post office, garden centre, garage, fish and chip shop, Chinese takeaway, and a pottery studio. The village also boasts a recreation park and the popular 'All Things Wild' family attraction. Just 10 minutes away is The Fleece Inn at Bretforton which dates back to the 15th century and is owned by the National Trust.

Stratford-upon-Avon is an historical market town, renowned as the birthplace of William Shakespeare and home to the world-famous Royal Shakespeare Company, where legendary actors such as Judi Dench, Ian McKellen, and Patrick Stewart have graced the stage. Alongside its rich cultural heritage, the town also boasts the stylish Everyman Cinema, boutique shops, riverside walks, and an array of excellent restaurants and pubs, making it a truly vibrant and sought-after place.

Surrounded by picturesque countryside and with easy access to Stratford-upon-Avon, Broadway, and Chipping Campden, Honeybourne offers an idyllic lifestyle for those seeking peace and community without feeling remote.



INFORMATION

Services, Utilities & Property Information

Utilities – Mains electricity and water. Oil. Septic tank. There are maintenance costs involved with the oil and septic tanks – please speak with the agent for further information.

Tenure - Freehold

Property Type – Semi-detached red brick barn conversion

Construction Type – Standard – red brick & tile

Council Tax – Wychavon District Council

Council Tax Band F

Parking – off-road parking for approximately 6 cars. Double garage.

Mobile phone coverage - 4G and some 5G mobile signal is available in the area - we advise you to check with your provider.

Internet connection - Ultrafast FTTP Broadband connection available - we advise you to check with your provider.

Special Notes – There is a chancel repair liability on the property – please speak with the agent for further information.

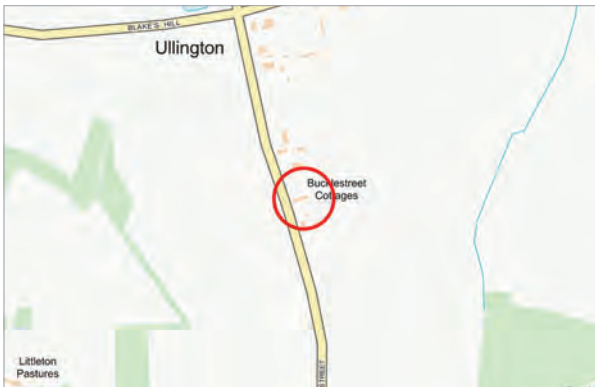
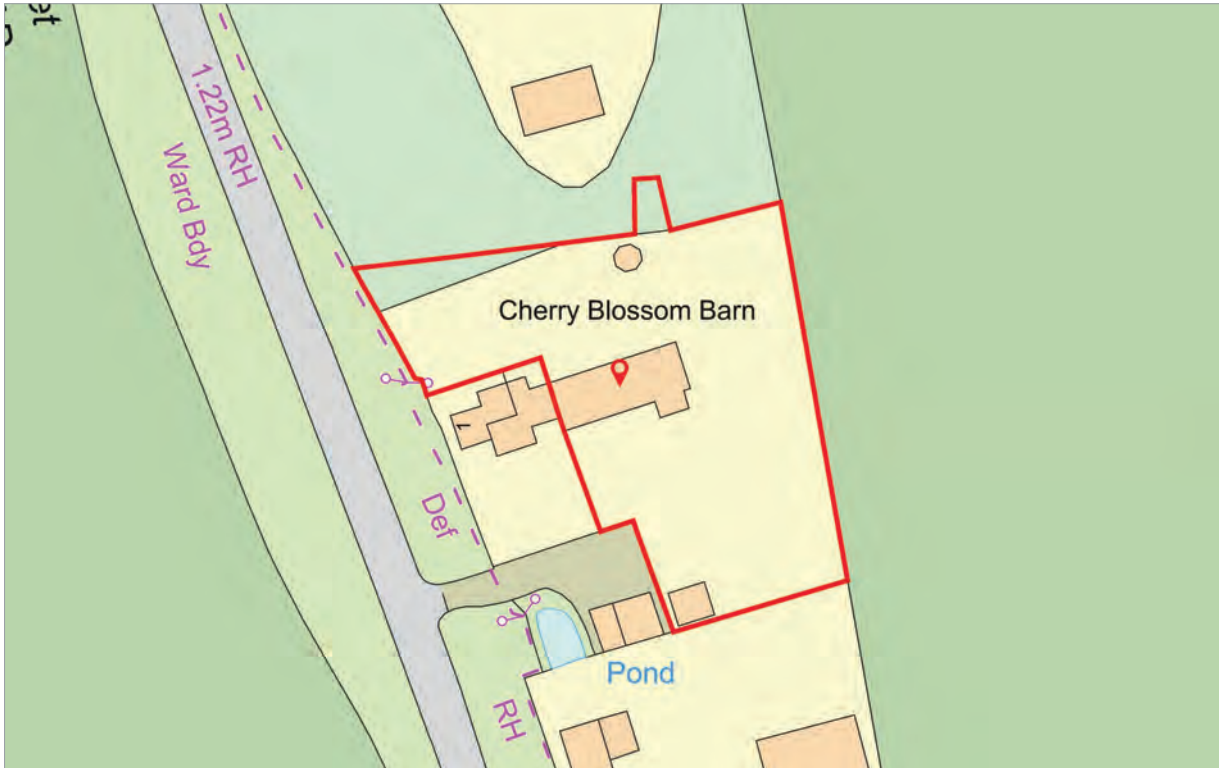
Directions: What3words ///hogs.fuse.ticked

Viewing Arrangements

Strictly via the vendors sole agent Kathryn Anderson at Fine & Country on 07979 648748 or 01608 619919. kathryn.anderson@fineandcountry.com.

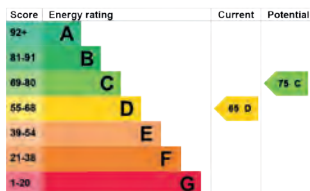
Website

For more information visit <https://www.fineandcountry.co.uk/cotswolds-estate-agents>





Total area: approx. 290.2 sq. metres (3123.5 sq. feet)



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Agents notes: All measurements are approximate 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 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. Printed 13.05.2025





FINE & COUNTRY

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*We value the little things
that make a home*



KATHRYN ANDERSON PARTNER AGENT

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As a partner agent representing Fine & Country Cotswolds and Cheltenham, I bring a wealth of experience and knowledge in the property industry. I have had the privilege of calling the Cotswolds my home for over 30 years and have accumulated more than twenty-five years of experience working for both corporate and independent high-end estate agents in the Cotswolds, South Oxfordshire, and Cheltenham regions. With a personable, dedicated, honest approach, I understand the intricacies of both sellers and buyers in an ever-changing market. I strive to make things as simple and stress-free as possible for all my clients. I can offer a personalised experience tailored to your needs, with transparency, open communication, and integrity, I will look after you through each step of the process, this has earned me many returning vendors in the past, a testament to my client-focused and effective service. When not at work, I enjoy life in the Cotswolds going on country walks with my dog Fleur, property renovation, horse racing, tennis, good restaurants, and fine wine!

“Kathryn is a person to get the job done, if you want a property sold she will definitely do it for you. She is eloquent and efficient. She enabled many viewings by providing a fantastic brochure, video and beautiful photographs. She liaised with me after every viewing, and every step of the way, from start to finish on the sale of my property. She also has great contacts, and provided me with a brilliant solicitor who was also quick and efficient.”

“Kathryn Anderson is the most competent agent I have ever dealt with, she's amazing and managed to get a very complicated sale through with ease. Great communication and will call and reply to messages, out of office hours. Wouldn't hesitate to use her again, in fact I wouldn't consider using anyone else. Good job Kathryn you are fabulous!”

THE FINE & COUNTRY
FOUNDATION

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