



Alcester Road, Harvington, WR11 8NT

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

\*\*\*CHAIN FREE - FOUR BEDROOM FAMILY HOME IN DELIGHTFUL POSITION\*\*\*

A beautifully presented four-bedroom detached family home, delightfully positioned in the village of Harvington overlook the orchards.

The property enjoys well-proportioned and spacious accommodation, briefly comprising: entrance hall with stairs to first floor, spacious living room / dining room with log burning stove and sliding doors to the garden, modern kitchen with plenty of cupboard and work surface space, breakfast area / snug with access to the garden, ground floor WC, and access into the garage which includes power and lighting.

The first floor comprises: three double bedrooms, a fourth single bedroom/study, and family bathroom. The primary bedroom includes generous space with en-suite shower room.

Outside to the rear is an exceptionally presented garden mainly laid to lawn with flower beds, shrubs and bushes, patio area, decking, rear sitting area, spacious garden shed, and access to the rear orchards.

To the front is a substantial gravelled driveway with side gate to the rear, a lawn area with trees, shrubs and bushes.

The property needs to be viewed to appreciate the potential on offer.







## Key Features

- NO ONWARD CHAIN
- REAR VIEWS OVER ORCHARDS
- LIVING ROOM / DINER
- IMMACULATE KITCHEN / BREAKFAST ROOM
- FOUR BEDROOMS
- MAIN BEDROOM WITH EN-SUITE SHOWER ROOM
- MAIN BATHROOM
- BEAUTIFUL GARDEN WITH SITTING AREA & SHED
- GENEROUS PARKING & GARAGE
- EPC = D

**Guide Price**  
**£475,000**

## Harvington

Harvington is a sought-after village located to the north of the market town of Evesham (5 miles), and south of Stratford-upon-Avon (10 miles). The village includes a farm shop, a village hall, a village church, two children's play areas, two public houses, a community orchard, youth group, golf course, sports facilities and clubs. There is a regular bus service, which provides easy connection to Evesham where there is a wider range of amenities and facilities available. Evesham has great transport links by railway directly to Worcester, Oxford and London (Paddington).

## Additional Information

Tenure: We understand that the property is for sale Freehold.

Local Authority: Wychavon District Council

Council Tax Band: We understand that the Council Tax Band for the property is Band E.

EPC Rating: D

## Agents Note

(i) The property is being offered to the market with No Onward Chain.

(ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) Floorplans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.





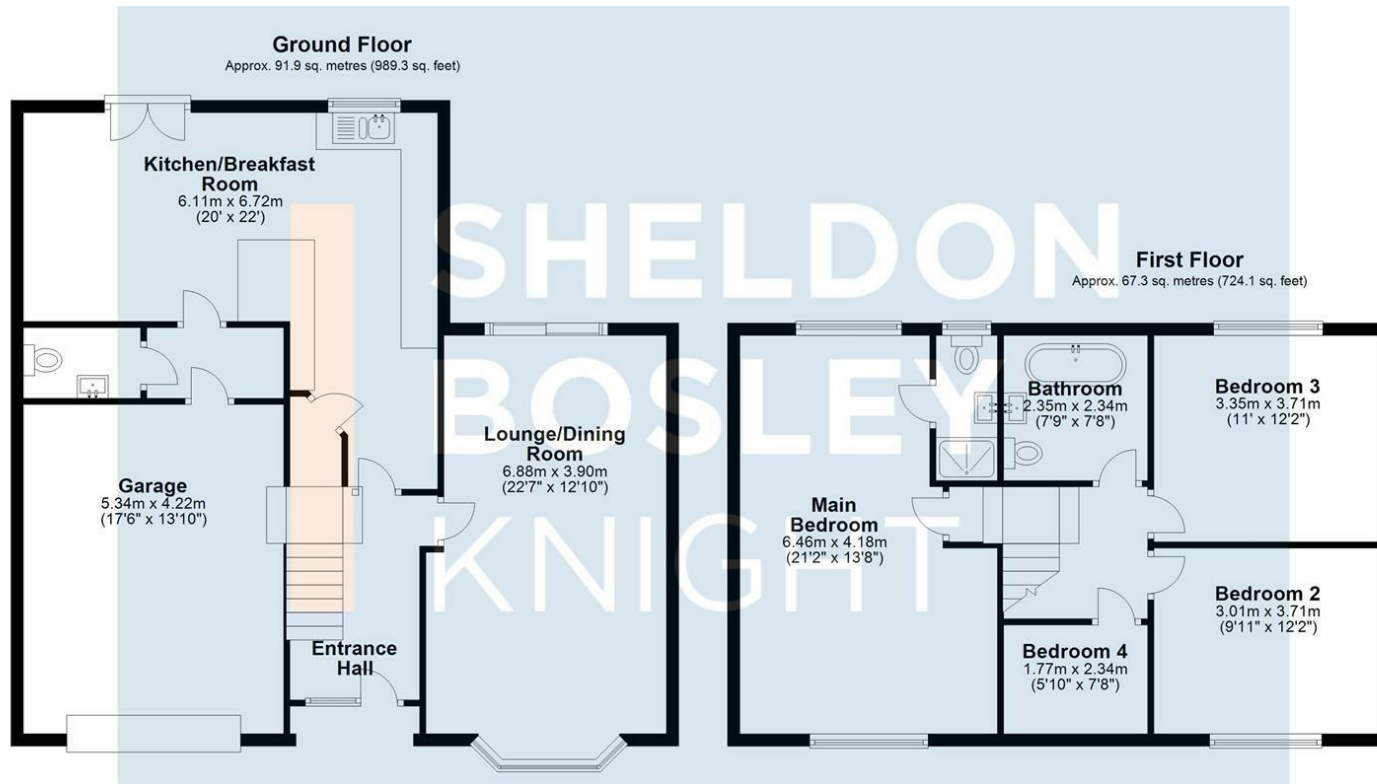








# Floorplan



Total area: approx. 159.2 sq. metres (1713.4 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.  
Plan produced using PlanUp.



EPC Rating - D

Tenure - Freehold

Council Tax Band - E

Local Authority  
Wychavon District Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

# Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

[sheldonbosleyknight.co.uk](http://sheldonbosleyknight.co.uk)



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