



Westbourne, Honeybourne, WR11 7PT

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** A BEAUTIFULLY PRESENTED FAMILY HOME SITUATED ON A GENEROUS PLOT ***

A beautifully presented four bedroom detached family home situated on a generous plot.

The property comprises: entrance hall, ground floor WC, light living room with stairs to the first floor, dining room, understairs storage, and fitted kitchen with garden access.

To the first floor, there are four bedrooms, built-in storage to the main bedroom, and a family bathroom.

Externally, there is a generous driveway to the front with a side car port, and access to the rear. The rear includes a beautiful low-maintenance garden bound by fencing and hedging with a sitting area, and summer house with power and lighting.

To the side of the property is a generous lawned plot with a mixture of mature shrubs, bushes and trees. This plot includes great potential and scope to extend from the property, subject to necessary planning permission.

The property also benefits from UPVC double glazing throughout and mains gas central heating.





Key Features

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- LIVING ROOM
- DINING ROOM
- FITTED KITCHEN
- BATHROOM & GROUND FLOOR WC
- LOW-MAINTENANCE REAR GARDEN
- GENEROUS PLOT TO THE SIDE WITH GREAT POTENTIAL (*STPP)
- SPACIOUS DRIVEWAY & CAR PORT
- EPC = C

Guide Price
£375,000

Honeybourne

Honeybourne is a historic and sought-after village situated between Evesham (6 miles) and Chipping Campden (5 miles). The village comprises of a main line railway station (Hereford/Worcester to Oxford/London Paddington), two local pubs, the Gate Inn and the 13th century Thatched Tavern, a village hall, nursery, primary school, village church, convenience store, café, garden centre, post office, fish and chip shop, Chinese takeaway, garage, pottery shop, recreation park, and All Things Wild family attraction.

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 C.

EPC Rating: C

Agents Note

(i) An insurance claim was made in 2017, due to cracking in the property caused by roots from two birch trees in the side plot. The trees have since been removed with the damage resolved. The property was reinspected in 2022 to confirm there is no further damage. Proof can be supplied.

(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.



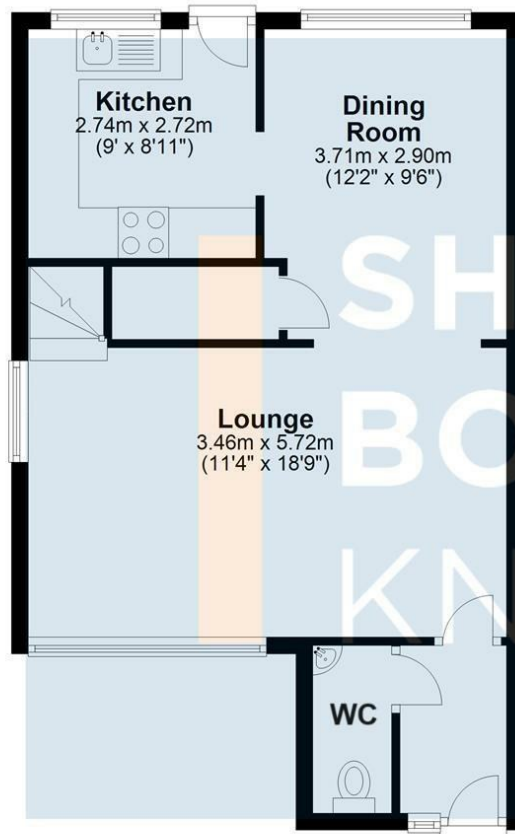




Floorplan

Ground Floor

Approx. 46.5 sq. metres (500.1 sq. feet)



First Floor

Approx. 41.6 sq. metres (447.5 sq. feet)



Total area: approx. 88.0 sq. metres (947.6 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 - C

Tenure - Freehold

Council Tax Band - C

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



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