



Stratford Road, Honeybourne, WR11 7PP

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

SUPERB VIEWS & FLEXIBLE ACCOMODATION

This beautifully presented three-bedroom detached home offers versatile living space in a charming village setting, boasting stunning views towards Broadway Tower and the rolling Cotswold hills.

The property is approached via a block-paved driveway with ample parking for multiple vehicles, secured by electric gates. A fully enclosed front garden, with a neatly maintained lawn and mature trees.

Inside, the well-designed accommodation comprises a welcoming porch leading into a spacious entrance hall. The lounge features a cosy wood burner, while the adjoining snug and conservatory offer additional living space with delightful garden views. The fitted kitchen flows into a separate dining room, providing an ideal space for entertaining. A utility room, two well-proportioned bedrooms, and a family shower room complete the ground floor.

Upstairs, the first floor boasts a generous double bedroom with an en-suite and dressing area. With scope to reconfigure into two bedrooms (subject to necessary planning permission), the property presents an exciting opportunity to become a four-bedroom home.

The rear garden is designed for low-maintenance enjoyment, featuring a decked area with a swimming pool and breath taking views over open countryside. Additional outbuildings offer useful storage, while the double garage is fully equipped with power, lighting, and extra storage space.

This is a fantastic opportunity to acquire a flexible and well-positioned home in an enviable location. Viewing is highly recommended to fully appreciate all it has to offer.





Key Features

- DETACHED THREE-BEDROOM HOME
- STUNNING VIEWS TOWARDS BROADWAY TOWER & COTSWOLDS
- BLOCK-PAVED DRIVEWAY WITH ELECTRIC GATES & AMPLE PARKING
- SPACIOUS LOUNGE WITH WOOD BURNER & SEPARATE SNUG
- CONSERVATORY OVERLOOKING LOW-MAINTENANCE GARDEN
- FITTED KITCHEN, DINING ROOM & UTILITY ROOM
- GENEROUS FIRST-FLOOR BEDROOM WITH EN-SUITE & DRESSING AREA
- POTENTIAL TO CREATE FOURTH BEDROOM (STPP)
- SWIMMING POOL, OUTBUILDINGS & DOUBLE GARAGE WITH POWER
- EPC RATING = D

Guide Price
£675,000

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 F.

EPC Rating: D

Agents Note

(i) 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.

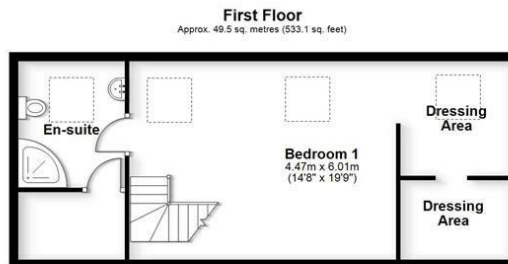
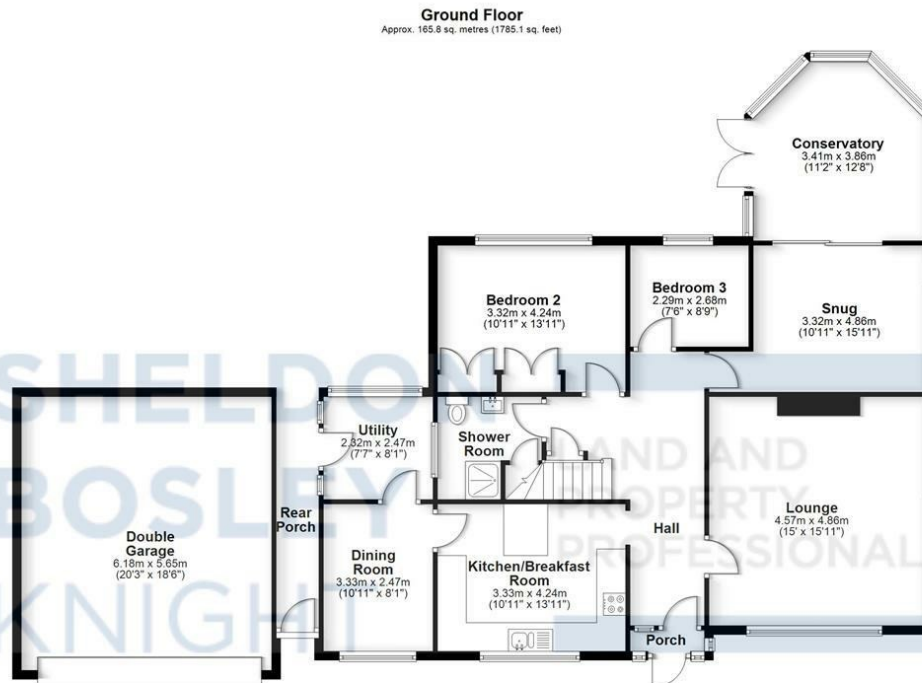
(ii) Floorplans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.







Floorplan



Total area: approx. 215.4 sq. metres (2318.2 sq. feet)
All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.



EPC Rating - D

Tenure - Freehold

Council Tax Band - F

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