



Brunel Way, Honeybourne, WR11 7GJ

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

This well-proportioned four-bedroom detached home is located in the sought-after village of Honeybourne, within a popular residential estate. Perfectly positioned for convenience, it is just a short walk from the village shop and mainline railway station offering direct links to London and Worcester.

The property benefits from driveway parking and a single garage, with a neatly presented front garden and an attractive rear garden that is mainly laid to lawn, featuring a patio seating area and enjoying a lovely outlook over open fields to the rear.

The ground floor features a welcoming entrance hall with access to a guest cloakroom. To the front of the property is a bright and airy dining room, while the lounge to the rear offers a more relaxed living space with direct access into the rear garden. A well-laid-out kitchen overlooks the garden and includes space for appliances, ample worktop surfaces, and cabinetry for storage.

Upstairs, the first floor comprises four bedrooms, making it ideal for families or those needing flexible home office space. The principal bedroom is a generous double and is complemented by an en-suite shower room. Three further bedrooms are served by a family bathroom fitted with a white suite.

The rear garden is fully enclosed and offers a peaceful space for relaxation or entertaining, complete with lawn, planted borders, and a paved patio. With the added benefit of scenic views to the rear and practical features such as gas central heating and double glazing, this is a fantastic home in a well-connected and desirable location.





Key Features

- FOUR BEDROOM DETACHED HOME
- POPULAR ESTATE LOCATION
- CLOSE TO STATION & VILLAGE SHOP
- DRIVEWAY PARKING & GARAGE
- SPACIOUS LOUNGE WITH GARDEN ACCESS
- SEPARATE DINING ROOM
- EN SUITE TO MAIN BEDROOM
- FAMILY BATHROOM & GROUND FLOOR WC
- GARDEN BACKING ONTO OPEN FIELDS
- EPC RATING = C

**Guide Price
£450,000**

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 E.

EPC Rating: C

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.



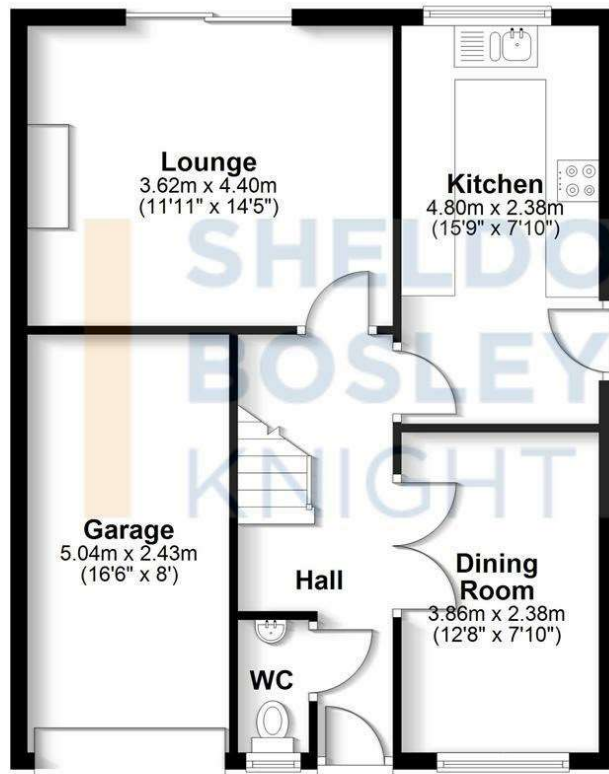




Floorplan

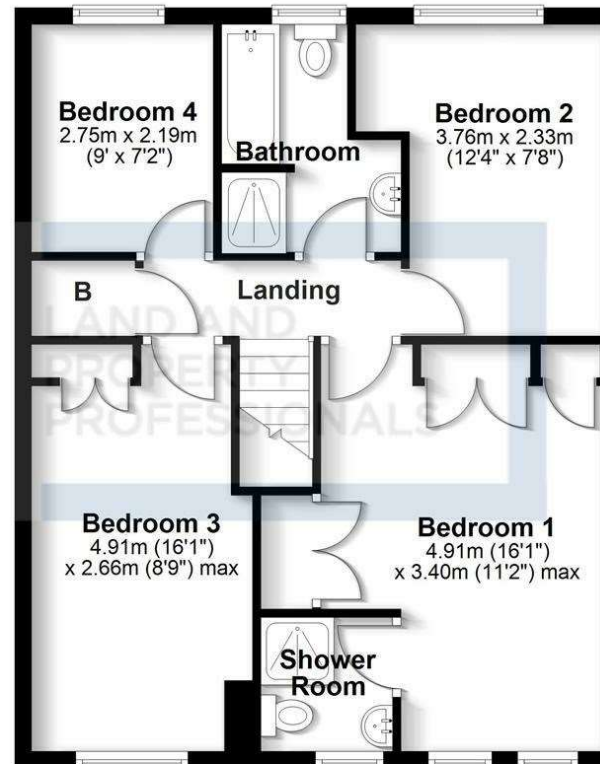
Ground Floor

Approx. 60.3 sq. metres (649.2 sq. feet)



First Floor

Approx. 60.1 sq. metres (647.2 sq. feet)



Total area: approx. 120.4 sq. metres (1296.4 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 - C

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