



8 Village Street
Harvington | Evesham | Worcestershire | WR11 8NQ

 FINE & COUNTRY

8 VILLAGE STREET



A fabulous detached period 5 bed house with a one bed annex in a desirable location. Presented to the highest of standards with a lounge, dining room, office, kitchen, snug, garden room, utility, three en suites, family bathroom, tanked cellar, hobby room, beautiful gardens, garage and a car port. The property has plenty of living space, a versatile floor plan and offers a beautiful family home. Potential chain free.





Ground Floor

The front door leads into a fabulous hallway with Victorian-style floor tiles, high ceilings, picture rails, cast iron radiators and each room leading off the hallway. The lounge is a substantial room with a feature floor to ceiling bay window and Victorian patio doors set in the centre that leads out to the garden, with a wood burner being the focal point in the room. There is built in storage units either side of the fireplace with feature lighting. The dining room is another spacious and traditional room with a large bay window, wooden window shutters, window seat and additional storage built in. The room has a lovely mix of wooden panelling and feature wallpaper with a fireplace set into a marble surround. The snug has a window to the front of the property and a fireplace set into a stone surround.

The heart of the house is the kitchen/diner that leads into a garden room. With an open plan design this modern room is a fabulous area for family living and entertaining and the space has plenty of features from part-exposed painted brick walls, French wall panelling and arches. There are windows with window shutters spanning one side of the room with a stable door from the kitchen area to the courtyard. The kitchen has ample storage, built-in oven and dishwasher, 5 ring gas hob and Corian work surface. The dining area leads through to a lovely garden room with a vaulted ceiling, part glass windows on three sides of the room and patio doors to the garden with delightful views of the grounds. The utility room also has a door to the garden, further storage and basin. There is a cloakroom with W.C. and basin.





SELLER INSIGHT

“ We've lived in this home for around three years, and from the moment we arrived, it felt like somewhere special. The setting within a quintessential English village immediately drew us in having the local school, pubs, and playing field all within easy reach made it ideal for family life. The strength of the schooling in the area was a major factor for us too, along with the unique history and Victorian character of the house itself. But more than anything, it was the sense of space, both inside and out, that made us feel this could be a true family hub.

One of the things we've loved most is how the house changes with the seasons. In the summer, the garden becomes the heart of everything it's a generous, multi-zoned space with mature trees that naturally creates different areas for relaxing or hosting. In the winter, we gravitate towards the lounge. It's a large, impressive room with high Victorian ceilings, but it never feels formal especially with the log burner lit, it becomes incredibly cosy.

The garden is probably our favourite place of all, particularly in the warmer months. Sitting beneath the pergola, with grapevines trailing overhead, a drink in hand and the barbecue going, it feels private, peaceful, and just a little bit magical. Inside, the lounge offers that same sense of comfort in winter, full of character, but always warm and inviting.

We've always felt the home's Victorian heritage is one of its most special qualities. The high ceilings and period proportions give it real presence, and features like the stained-glass window and the original servant bells add a genuine sense of history. At the same time, the house is incredibly practical. With five bedrooms, a generous annexe, a large garden, and plenty of parking, it's worked brilliantly for us as a family home, for hosting, and for accommodating extended family.

The garden has been a huge part of our life here. The children have loved climbing the mature trees and having the freedom to play, while we've hosted everything from large summer gatherings on the lawn to quieter evenings under the pergola. It's a space that really comes alive when shared. Parking has never been an issue either even when we've had a full house, there's always been plenty of room.

Since moving in, we've made a few aesthetic improvements, always with the aim of enhancing and celebrating the property's period features rather than covering them up. It's been important to us to let the Victorian character shine through.





When we first moved, we had three priorities: creating a safe and nurturing home for our family, having a space where we could host friends and family, and making the most of the annexe for multigenerational living. This house has delivered on all three. The upper floors feel secure and comfortable, the garden offers a safe place for children to explore, and the layout naturally lends itself to hosting, with a guest wing that gives visitors their own space. We've also been able to use the annexe exactly as we hoped, which has been invaluable.

Some of our most treasured memories are simply watching the children grow up here exploring the garden, climbing the trees, and making the space their own. It's been far more than just a house to us.

The village itself has also been a huge part of what makes living here so special. Harvington has a genuine sense of community neighbours quickly become friends, and there's a lovely social side, including an informal wine and dining group we've really enjoyed. The school, church, and pub all bring people together, and hearing the church bells on a quiet morning is one of those small details that never loses its charm.

We've also made the most of the surrounding area. There's a wonderful village feel to the cricket and tennis in the Lenches, and the Worcestershire countryside offers beautiful walking routes right on the doorstep. Stratford-upon-Avon is an easy trip for a change of scene and perfect for theatre, dining, or a walk along the river.



From a practical point of view, the location has been ideal. Harvington CE First School is just a short walk away, with Church Lench First School nearby, and Prince Henry's High School in Evesham has an excellent reputation. Evesham itself is close for everyday needs, while Stratford-upon-Avon offers a wider range of amenities and leisure.

If we had one piece of advice for future owners, it would be to really make the most of the garden throughout the year and to get to know the neighbours and the community here is one of the home's greatest assets. On a sunny morning, there's nothing better than taking a coffee outside and simply listening.

What will we miss most? Without question, the garden on a summer evening, the church bells on a Sunday morning, and the sense of peace and space. But above all, we'll miss the people and the feeling of being part of the village. It's been a wonderful place to call home, and we hope the next owners will love it just as much as we have.

* 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

The original split-level staircase leads to a large landing with a part glass ceiling and an airing cupboard. There are five spacious and well proportioned double bedrooms which all retain period features, have lovely views of the grounds and three of the rooms have en suites. The master bedroom has two large windows, ample built in storage, a Victorian fireplace and the modern en suite is fitted with a double walk-in corner shower, W.C. and two contemporary basins. The other two en suites are all very well presented with showers, W.C. and basin. The modern family bathroom has a corner shower, standalone contemporary oval bath, basin and W.C.

Second Floor

Currently used as a hobby room/storage area it has plenty of built in storage, a dormer window and the original Victorian fireplace.

Cellar

The cellar is tanked, fully plastered with a carpeted floor and downlights, with a separate wine cellar. The main room has built in storage, plenty of head height.









Outside

The property has a set of gates leading onto a gravel drive with plenty of parking, a car port and a single garage. The front garden has a pretty courtyard area with a mix of mature trees, shrubs and flower beds, with a substantial gravelled area providing space to park up to 6 cars. The rear garden has been designed into a story of areas creating a fabulous range of interests. Laid mainly to lawn with a wide range of mature trees, fruit trees, shrubs, flower beds, vegetable garden and a rockery garden with gravel flower beds and water features. There are two lovely entertaining areas, one is set under a pagoda with a pond to the side. There are ample outdoor storage facilities in the form of a log store, greenhouse, outhouse, a separate toilet and garden shed. The Coach House has its own kitchen garden area. The property sits in approximately half an acre of land, which is southwest facing.

The Coach house:

Ground floor

The modern kitchen with a large window has a good range of storage units, basin, built-in electric oven, hob and fridge, with separate washing machine.

First floor

The light and modern double bedroom has a vaulted ceiling, storage and a lounge area, with views over the garden and a Velux window. The shower room has a walk in shower, basin, W.C and is well presented.

Outside

The Coach House has its own outdoor patio area.



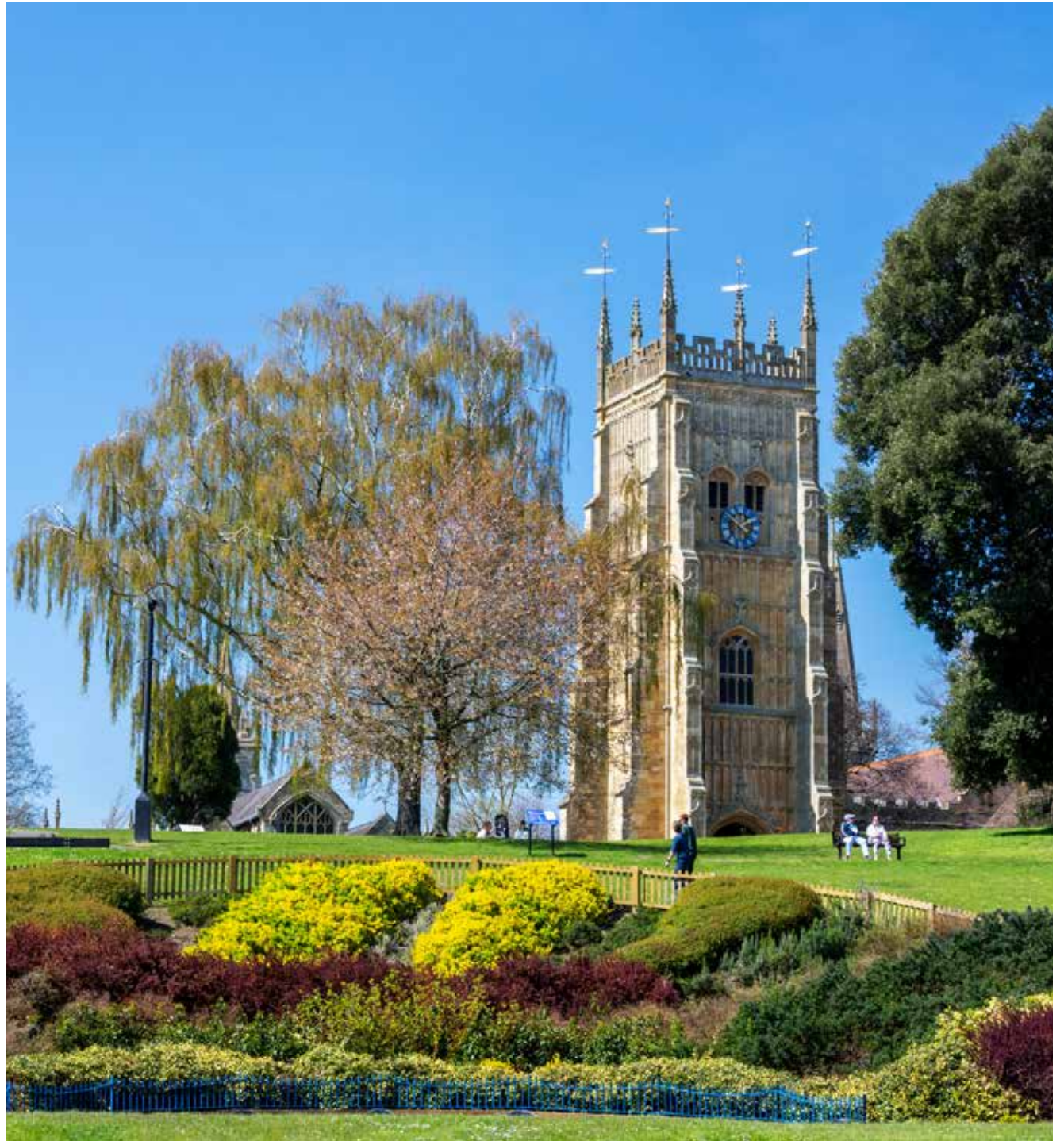




LOCATION

Harvington is a highly sought after village situated in the Vale of Evesham. The village has excellent facilities including two public houses, a farm shop, village shop, Ofsted "Outstanding" primary school, village hall and two churches, all creating a thriving village community. The village is very close to Evesham, Worcester, Cheltenham, Stratford-Upon-Avon and Birmingham with excellent schooling available in Evesham, Worcester, Pershore, Warwick and Stratford.

Evesham is an historic riverside market town with excellent boating and marina facilities as well as several leisure activities available in the area including, rowing, tennis and bowls. This riverside town boasts a wealth of pubs, restaurants and shops and is in the heart of England on the edge of the beautiful Cotswolds. 16 miles to the north east you will find Stratford upon Avon. Worcester is 16 miles to the west, Cheltenham approximately 17 miles to the south, Pershore is 8 miles and the wonderful Cotswold village of Broadway is only 5 miles. The M5 is a 15 minute drive and there is easy access to Birmingham airport which can be reached in 45 minutes. London is commutable by car or by a direct rail link from Evesham station.





INFORMATION

Services

The property is connected to all mains services

Local Authority

Wychavon district council

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01789 332600.

Website

For more information visit www.fineandcountry.com/uk/stratford-upon-avon

Opening Hours

Monday to Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 4.30 pm

Sunday Appointments by arrangement

Directions

The postcode to the property is WR11 8NQ





Approximate Gross Internal Area = 283.69 sq m / 3054 sq ft
 The Coach House = 59.39 sq m / 639 sq ft
 Total Area = 343.08 sq m / 3693 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-64	E	58 E	
21-38	F		
1-20	G		



All measurements are approximate and quoted in metric with imperial equivalents 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 and 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 xxx.2026.





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We value the little things that make a home

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