



4 Birch Grove, Honeybourne

In Excess of **£350,000**



4 Birch Grove

Honeybourne, Evesham

Honeybourne is a sought-after village on the edge of the Cotswolds, offering an appealing mix of rural charm and everyday convenience. Surrounded by attractive countryside, it provides a peaceful setting with a strong community feel. The village benefits from a range of local amenities including a Co-Op and Spar shop, primary school, church and popular pubs, while the nearby town of Evesham offers a wider selection of shopping and leisure facilities. Stratford-upon-Avon is also within easy reach. Honeybourne is particularly well placed for commuters, with its railway station providing direct links to London Paddington, alongside excellent road connections to the surrounding areas. Combining village living with good transport links, Honeybourne remains a popular choice for a wide range of buyers. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Beautifully presented, detached family home
- Spacious living accommodation
- Modern, open plan kitchen/dining area
- Well-proportioned bedrooms
- Private rear garden
- Driveway and garage (partially converted)
- Desirable village location with good transport links
- Recently installed sun room

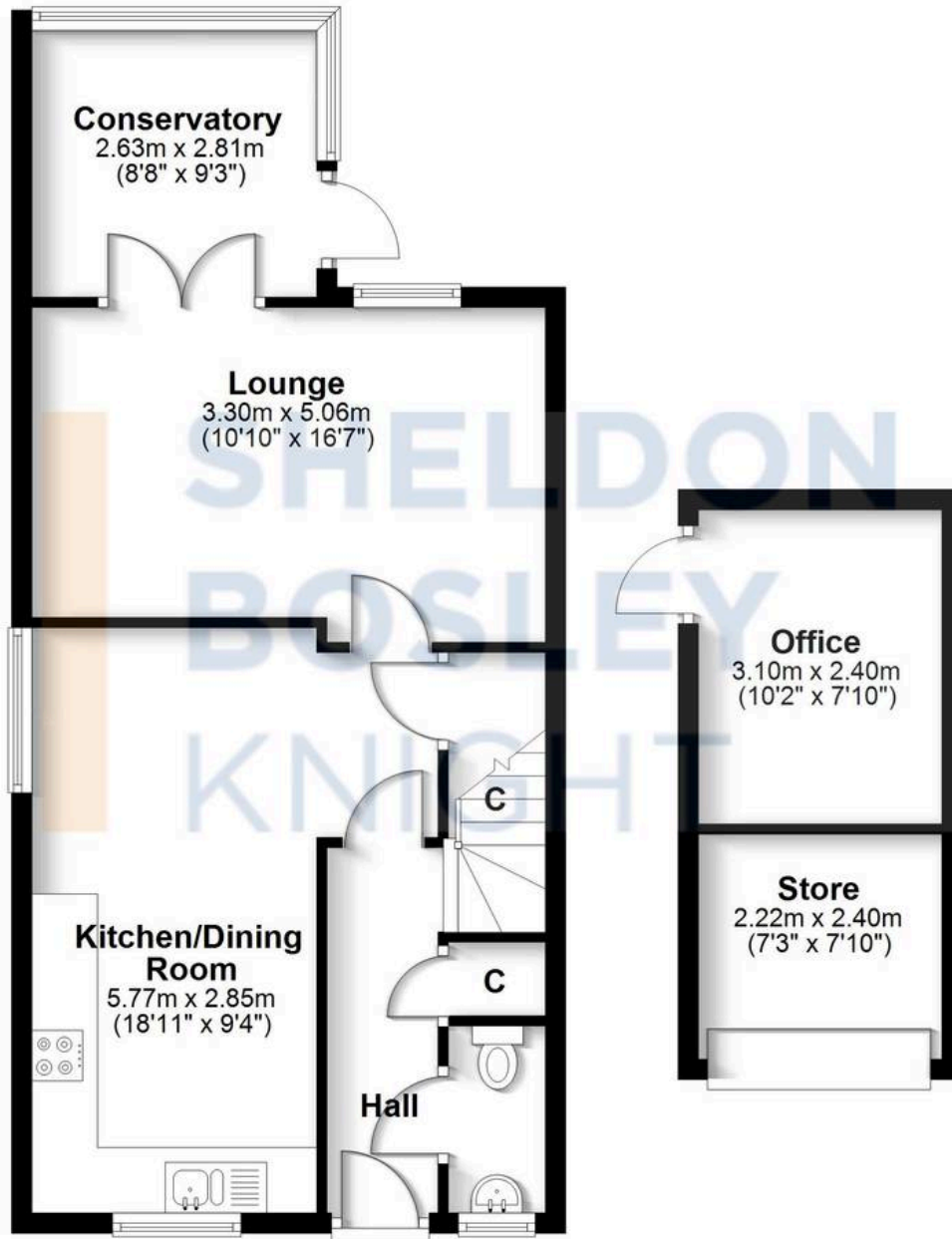






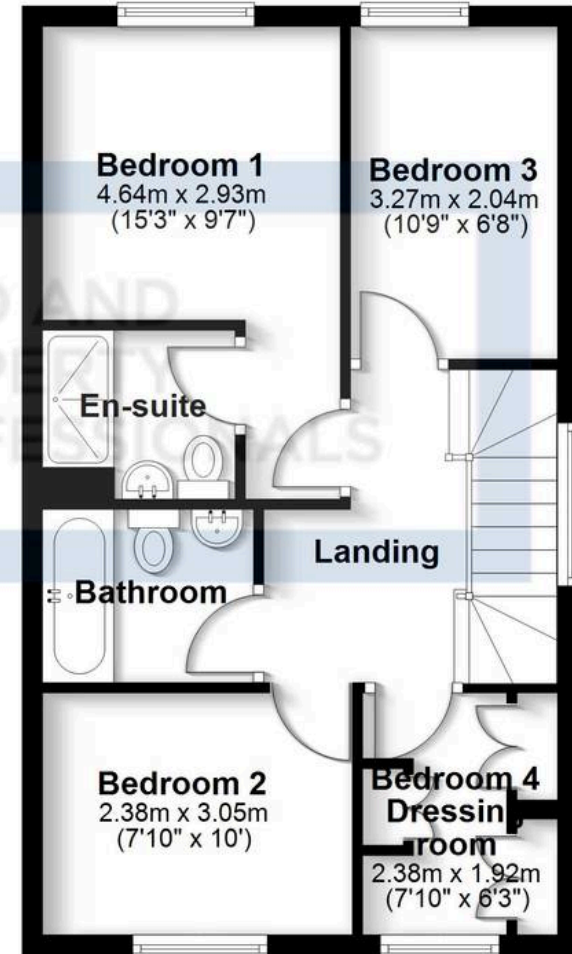
Ground Floor

Approx. 66.1 sq. metres (711.7 sq. feet)



First Floor

Approx. 45.2 sq. metres (486.2 sq. feet)



Total area: approx. 111.3 sq. metres (1198.0 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.