35 Hawthorn Close, Honeybourne, Evesham, WR11 7AH

- Three bedroom detached home
- Dual aspect sitting room
- Kitchen/diner with integrated appliances
- Cloakroom/utility
- Family bathroom and ensuite
- Home office
- EV charging point
- Views over the park

3 2 1

£370,000

Nestled in the charming village of Honeybourne, this three-bedroom detached home on Hawthorn Close offers a perfect blend of modern living and serene surroundings. Situated just a short walk from the train station, this property offers excellent transport links, making it an ideal location for commuters. Whether you are looking for a family home or a peaceful retreat, this delightful property in Honeybourne is sure to impress. Don't miss the opportunity to make this beautiful house your new home.

HONEYBOURNE

An attractive village on the edge of the Cotswolds which is situated approximately 12 miles south-west of Stratford upon Avon, 4 miles to the east of Evesham and 6 miles north of Broadway. The village has a range of local amenities including two village stores, a church, two public houses, two cafes and a fish and chip shop. The first school offers Year 6 places for children which feeds into the two-tier system in the adjoining counties. Honeybourne railway station offers a direct link to London Paddington. Fibre optic broadband is available, and the co-op store is open 7 days a week until 10pm.

ACCOMMODATION

The front door opens into a hallway with doors off to principal rooms and stairs to the first floor. There is a spacious sitting room, ideal for both relaxation and entertaining, while the well-appointed kitchen/diner provides a delightful space for culinary pursuits. There is also a cloakroom/utility room. With three bedrooms and two bathrooms, this home ensures convenience for families or guests, allowing for a comfortable and private living experience. The property is designed to accommodate up to three vehicles, making it an excellent choice for those with multiple cars or visitors. One of the standout features of this residence is its picturesque views over the park, providing a tranquil backdrop for everyday life. Additionally, the garden is home to a dedicated office space, perfect for those who work from home or require a quiet area for study.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts. Please note that there is a maintenance charge for the upkeep of the park and communal areas of £550 pa.

SERVICES: We have been advised by the vendor that mains gas, electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

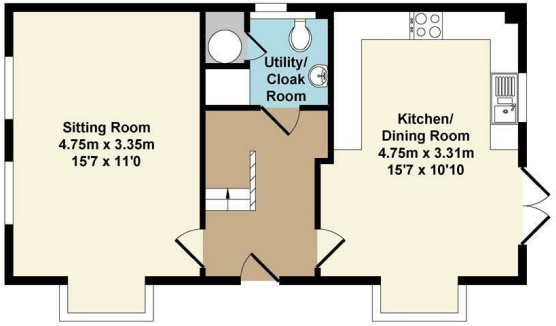
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band E.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the EPC is available at the office if required.

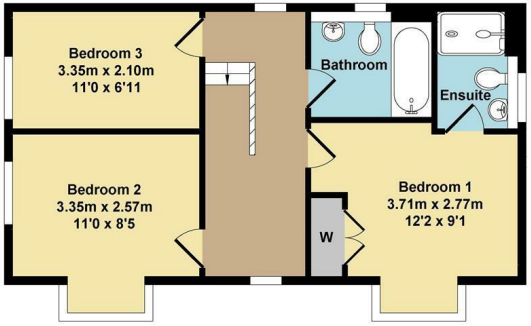
VIEWING: By Prior Appointment with the selling agent.

Total Approx. Floor Area 89.80 Sq.M. (967 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser The .services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor
Approx. Floor
Area 44.90 Sq.M.
(483 Sq.Ft.)



First Floor
Approx. Floor
Area 44.90 Sq.M.
(483 Sq.Ft.)

DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of HMR Homes Limited t/a Peter Clarke in association with Winkworth has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

Multi-award winning offices
serving South Warwickshire & North Cotswolds

Grafton House High Street, Chipping Campden, Gloucestershire, GL55 6AT
01386 770044 | campden@peterclarke.co.uk | www.peterclarke.co.uk

Peter Clarke
Winkworth