



**The Close, Cleeve Prior, Evesham, WR11 8LF**

**Offers In Excess Of £475,000**

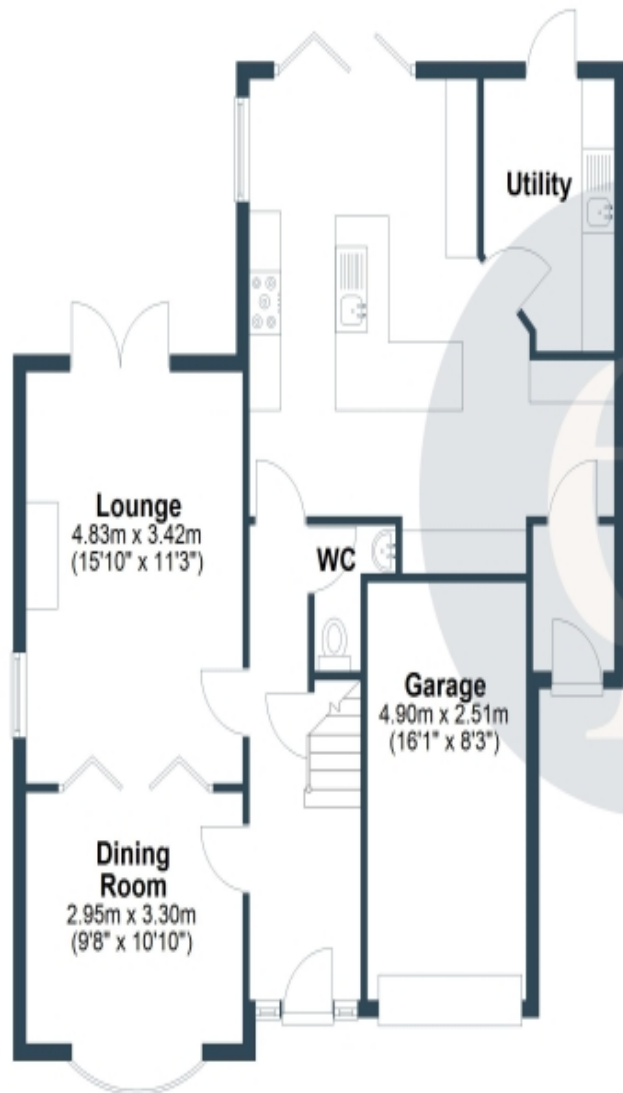






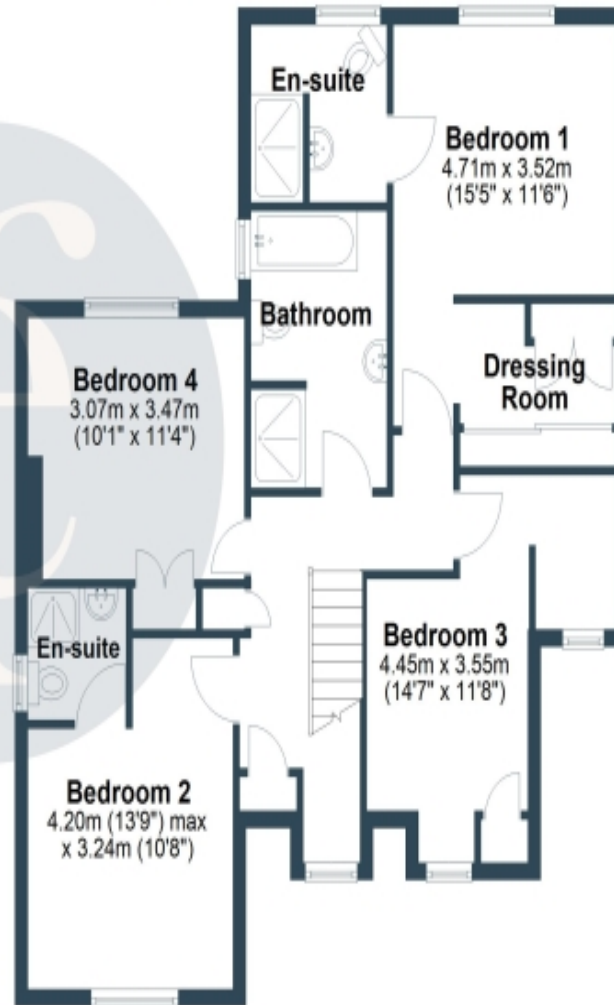
## Ground Floor

Approx. 84.5 sq. metres (909.1 sq. feet)



## First Floor

Approx. 79.9 sq. metres (860.0 sq. feet)



Total area: approx. 164.4 sq. metres (1769.1 sq. feet)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 86 B    | 88 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

This is the real meaning of the story is not told until you are through the door, as this beautiful home is deceptively spacious with so much to offer to the new lucky owner.

This handsome family home is positioned towards the end of a no-through cul-de-sac within the historic village of Cleeve Prior.

Cleeve Prior is a picturesque village on the Warwickshire/Worcestershire border, perfectly placed for the Cotswolds with Broadway, Chipping Campden and Moreton-in-Marsh just 6 miles from Evesham and 10 miles to Stratford-upon-Avon while the riverside village of Bidford-on-Avon, with its popular Big Meadow recreation ground, is only 2 miles away.

The village has a real community feel with a village primary school, Church, tea shop, and many groups to join if you wish. Let's not also forget all the peaceful countryside walks on your doorstep.

Perfectly positioned for anyone needing to commute, as Honeybourne Station is 4 miles away, offering direct trains to London Paddington. The M40, M5, and Birmingham Airport (18 miles) are all easily accessible, as are Oxford, Worcester, Cheltenham, and the wider Cotswolds.

Once through the front door of number 38, it is immediately evident that you have been welcomed into a beautifully presented home with a thoughtful layout that any new owner would be lucky to inherit. Not only is the accommodation spacious and presented to a stylish standard, but the cost of living here is below average, thanks to the solar panels that fund a battery saving the energy to be used when required. Cheap bills means more money for holidays!

Blending comfort with convenience via the location and the perfect mirror of contemporary and charm via the finish.

Boasting two reception rooms, a formal dining room is located at the front of the property and is ideal for more formal dining or could be versatile for the owner, a snug or study. Bi-folding timber doors can be closed or left open to the light and airy sitting room, which enjoys views over the garden via the French doors. The main focal point is the fashionable log stove ideal for a cosy winter evening.

The gem in the crown is the stylish, quality breakfast kitchen. Fitted with a range of ARLA neutrally coloured wall and base units, with under-cupboard lighting, including a mixture of solid Oak and Granite work surfaces, and a central island offering a breakfast bar space. Continuing the traditional theme is a fitted dresser offering a coffee station, display cupboard, and further space to conceal your appliances. Integrated is a rich red coloured Range oven with a matching extractor. There is useful space for a dishwasher and fridge freezer. Other quality touches are the Quooker tap, deep draws, concealed bins, and Karndean floor. Bringing the garden to the kitchen is the full-length window and bi-fold doors opening fully to the garden, making alfresco dining effortless.

For added convenience is the utility room offering space for all your laundry needs, including both the washing machine and tumble dryer. Further door to the garden is ideal for coming in with mucky paws and boots after a long walk in the Orchards.

Completing the ground floor is the cloakroom/WC.

Upstairs is just as show-stopping as the ground floor, with four double bedrooms and a choice of bathrooms.

The master bedroom is positioned at the rear of the property and boasts a dressing area with fitted wardrobes having sliding doors. There is a stylish en-suite with an open walk-in rainfall shower, wash hand basin with vanity unit, and low-level w.c.

Bedroom Two is also positioned at the rear of the property and is a true-to-size offering, with ample space for a king-size bed. Bedroom Three is a further double room and enjoys a discreet dressing or maybe a study area, and is located at the front. Bedroom Four is again a double bedroom ideal for guests or maybe a teenager, as it also possesses an en-suite shower room.

The family bathroom definitely brings the wow factor and would rival a luxury Spa. Why is it like a boutique hotel? The step up roll top suction bath with inset lighting definitely helps and will tempt anyone to have an evening soak, as well as the mood lighting, useful vanity unit draws to the wash hand basin, low-level WC, and separate shower cubicle with rainfall shower finished with under-floor heating.

Outside is the beautiful landscaped garden, mainly laid to lawn with a patio seating area. Planted mature, colourful shrubbery borders, hedging, and trees.

The front offers parking for 3 cars via the driveway with EV charger and access to the garage that has electric and lighting.

General Information-Subjective comments in these details imply the opinion of the selling Agent at the time they were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating, or sanitaryware appliances. Purchasers should investigate the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileage quoted in these sales particulars are approximate.

Fixtures and Fittings: All fixtures and fittings mentioned in these particulars are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that the purchaser confirm this at the point of offer.

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity.

To complete our quality service, Emma Franklin Estate Agents is pleased to offer the following:-

Free Valuation: Please contact the office to make an appointment.

Conveyancing: Fixed price rates agreed with our panel of experienced and respected Solicitors. Please contact the office for further details.

Mortgages: We can offer you free advice and guidance on the best and most cost-effective way to fund your purchase with the peace of mind that you are being supported by professional industry experts throughout your journey.

Emma Franklin Estate Agents for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither Emma Franklin Estate Agents nor any person in his employment has the authority to make or give any representation or warranty whatsoever about this property.

General Information-Subjective comments in these details imply the opinion of the selling Agent at the time they were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating, or sanitaryware appliances. Purchasers should investigate the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileage quoted in these sales particulars are approximate.

Fixtures and Fittings: All fixtures and fittings mentioned in these particulars are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that the purchaser confirm this at the point of offer.

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity.

To complete our quality service, Emma Franklin Estate Agents is pleased to offer the following:-

Free Valuation: Please contact the office to make an appointment.

Conveyancing: Fixed price rates agreed with our panel of experienced and respected Solicitors. Please contact the office for further details.

Mortgages: We can offer you free advice and guidance on the best and most cost-effective way to fund your purchase with the peace of mind that you are being supported by professional industry experts throughout your journey.

Emma Franklin Estate Agents for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither Emma Franklin Estate Agents nor any person in his employment has the authority to make or give any representation or warranty whatsoever about this property.













Tel: 01789 590 988  
Mob: 07947112186  
West Park, Alscot Estate, Atherstone Hill, Atherstone on Stour, CV37 8NF  
[www.emmafranklinstateagents.co.uk](http://www.emmafranklinstateagents.co.uk)