



Peter Clarke

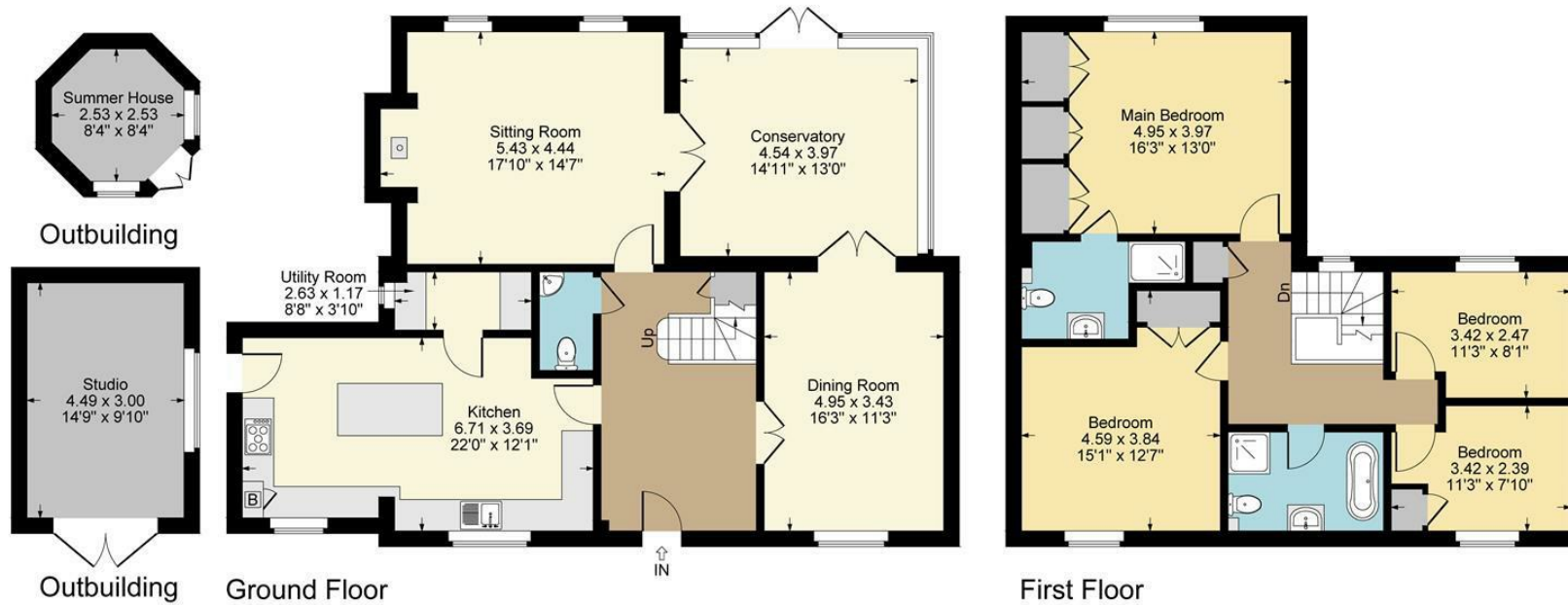
IN ASSOCIATION WITH

Winkworth

Church House, 25A High Street, Badsey, Evesham, WR11 7EJ

## 25A High Street, Badsey

Approximate Gross Internal Area  
Ground Floor = 105.95 sq m / 1140 sq ft  
First Floor = 75.65 sq m / 814 sq ft  
Outbuildings = 18.77 sq m / 202 sq ft  
Total Area = 200.37 sq m / 2156 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.



- Four bedroom home
- Built for the current owners and beautifully finished
- Spacious hallway
- Kitchen/breakfast room
- Sitting room with wood burner
- Dining room
- Conservatory
- Utility and cloakroom
- Family bathroom and ensuite
- Stunning private location



£1,100,000

Beautiful four bedroom detached home in delightful grounds adjacent to the church. Built for the current owners, there house has been finished to an exacting standard with Oak floors, integrated music system, air conditioning in the main bedroom, and new carpets in the last 12 months. The Property is offered with no onward chain.

### BADSEY

Badsey is a charming and well-connected village in the Vale of Evesham, known for its fertile countryside and long heritage of market gardening, including renowned local asparagus and plums. The village blends historic character—centred around the 12th-century St James' Church with its distinctive Norman features—with practical amenities such as a primary school, village store with post office, butchers and two traditional pubs. With scenic rural surroundings and easy access to mainline rail services via nearby Evesham and Honeybourne, Badsey offers peaceful village living with excellent connectivity.

### ACCOMMODATION

#### HALLWAY

The solid wood front door opens into the spacious hallway with engineered oak floors, access to principal rooms, and stairs to the first floor.

#### KITCHEN/BREAKFAST ROOM

Modern fitted kitchen with Belfast sink, granite worktops and integrated appliances.

#### UTILITY

With space and plumbing for washing machine.

#### CLOAKROOM

With w/c and hand basin.

#### SITTING ROOM

A delightful cosy space with wood burning stove, and a lovely outlook over the rear garden.

### CONSERVATORY

A great addition to the house, with the entertaining space flowing though the ground floor. The conservatory was upgraded 4 years ago with upvc windows and heat saving glass roof.

### DINING ROOM

With two sets of double doors, opening onto the hall and into the conservatory,

### MAIN BEDROOM

The main bedroom has air conditioning installed, and a range of fitted wardrobes. There is a luxury ensuite with walk in shower, w/c and hand basin.

### BEDROOM

Large double bedroom with views to the front.

### BATHROOM

Family bathroom with walk in shower, w/c, hand basin and free standing bath.

### BEDROOM

Double bedroom with built in storage.

### BEDROOM

Double bedroom with views to the rear.

### OUTSIDE

The property sits at the top of a long gravel drive. there is a single garage which has been converted into a yoga studio, but could be used for a variety of purposes. The front garden sits behind a brick wall with mature trees and lawn either side of the path. There is a summerhouse which also has power and light. The rear







garden can be access from both sides of the house, and has double gates on one side. The garden is incredibly private having strategic fencing and planting.

### **GENERAL INFORMATION**

**TENURE:** The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

**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 F.

**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.





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