

Peter Clarke



29 Stephenson Way, Honeybourne, Evesham, WR11 7GH

- Four bedroom detached property
- Kitchen dining/social space
- Utility room
- Living room
- Large conservatory
- Three double bedrooms
- Fourth bedroom / office
- Family bathroom and en-suite
- Large double garage



£450,000

A spacious four bedroom detached home located on an established estate of similar properties and close to green amenity space with playground and footpaths ideal for dog walking. This perfect family home has the added benefit of a newly refurbished bathroom and en-suite, plenty of storage space and a large double garage.

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, a fish and chip shop and a garage. 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 new co-op store is open 7 days a week until 10pm.

ACCOMMODATION

The front of the property has a lovely garden with pathway to the canopied front door which opens into the hall with central stairs and doors off to principal rooms. There is additional storage plus a downstairs WC and cloaks cupboard. The dual aspect sitting room has a multi fuel log burner and marble hearth with french doors out to the conservatory, which is larger than average with a tiled roof, glazed windows and french doors to the garden. The open plan kitchen dining/social space with windows to the front and french doors to the garden has a range of wall and base fitted units, built in double oven, gas hob, inset sink and mixer tap. Leading off the kitchen is a useful deep pantry cupboard and a utility room with base cupboards, inset sink and mixer tap with space for washing machine and tumble dryer with the added benefit of a door to the garden. On the first floor there are three good sized double bedrooms and a fourth bedroom, currently being used as an office. The main bedroom having two double built in wardrobes and a refurbished en-suite with walk in shower, WC and counter top basin. Both double bedrooms also have built in wardrobes and further storage space. The family bathroom, which has also been updated recently, has a bath, separate shower, low level WC and counter top basin with storage units and a full height heated towel rail. Outside has a patio area and garden with outdoor tap and electricity point.

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.

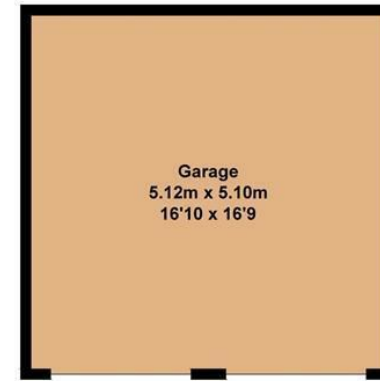
AGENTS NOTE

Service charges for maintenance of communal areas is with Firstport at a cost of £160 every 6 months



Stephenson Way, Honeybourne, WR11 7GH
Total Approx. Floor Area 155.60 Sq.M. (1675 Sq.Ft.)

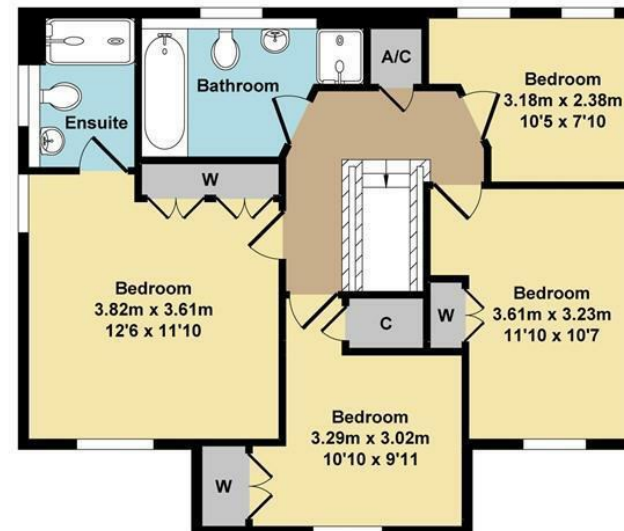
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.

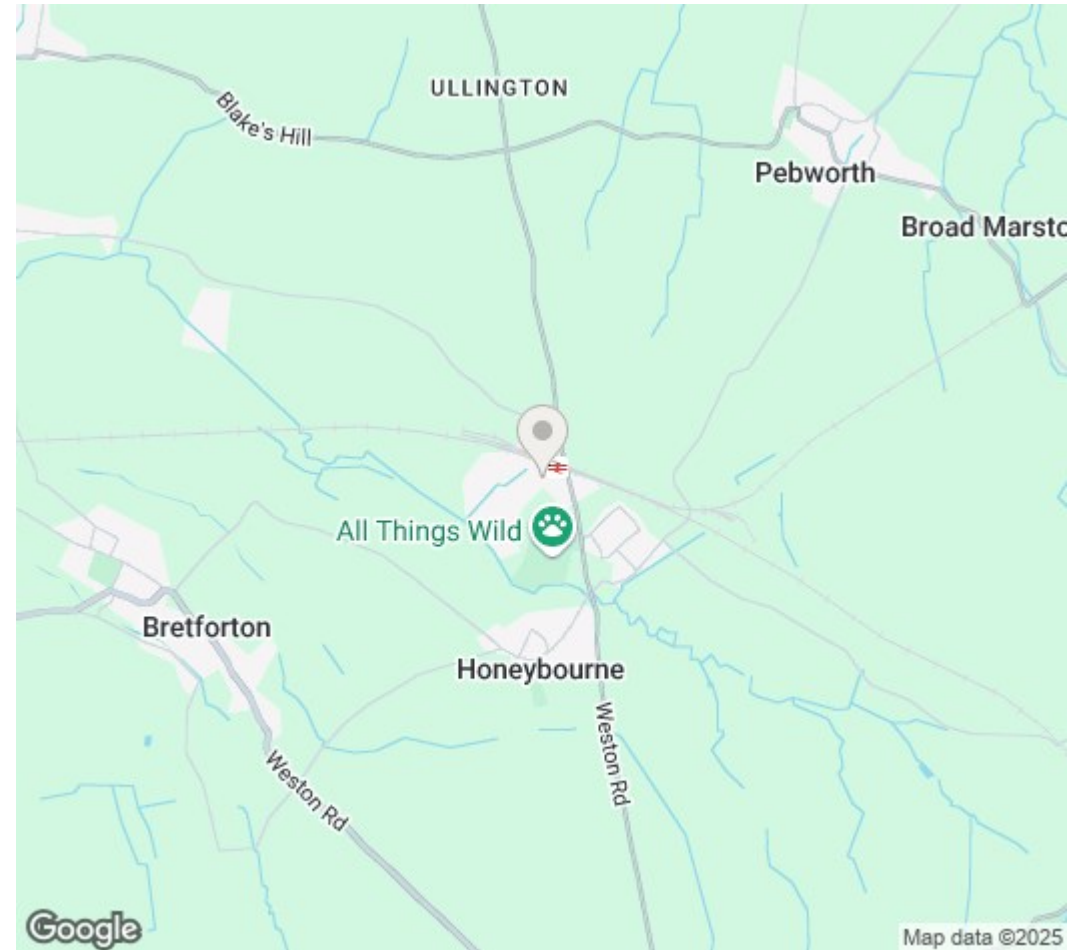


Ground Floor
Approx. Floor
Area 71.70 Sq.M.
(772 Sq.Ft.)



First Floor
Approx. Floor
Area 57.80 Sq.M.
(622 Sq.Ft.)





DISCLAIMER: Peter Clarke & Co LLP 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 Peter Clarke & Co LLP 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.

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