

1, Shepherds Walk, Honeybourne, Evesham, WR11 7AL

- Six bedroom detached home
- Kitchen/dining room
- Triple aspect sitting room
- Study, cloakroom and utility
- Four first floor bedrooms
- Two top floor bedrooms
- Two bath/shower rooms and two ensuites
- Enclosed rear garden
- Double garage and parking
- Located a short walk from Honeybourne mainline railway station to London

6 4 2

£675,000

Six bedroom detached family home with double garage. Located on a corner plot on this modern development, with additional parking and a lovely enclosed rear garden. Kitchen/dining room, sitting room, study, utility and cloakroom all on the ground floor. On the first floor there are four double bedrooms, family bathroom and ensuite. On the top floor there are two further rooms, ensuite and shower room.

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 spacious hallway with doors off to principal rooms. The kitchen/dining room is dual aspect with a bay window to the front, and French doors out to the garden. There is a well appointed kitchen with central island, and door off to the utility with space for washing machine and tumble drier. There is a triple aspect sitting room which also has French doors onto the garden. In addition there is a separate study and cloakroom. On the firs floor there are three bedrooms, family bathroom and the main bedroom suite with dressing area and ensuite shoer room. On the top floor there are two further rooms, one ensuite and an additional shower room. Outside the property sits on a corner plot offering parking in front of the double garage as well as additional parking beside the house. The rear garden has a large patio area and the remainder laid to lawn. The double garage has power and light.

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 Wychavon District Council and is understood to lie in Band G.

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

VIEWING: By Prior Appointment with the selling agent.















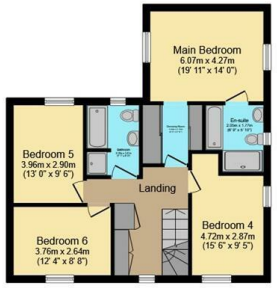




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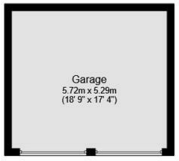
Ground Floor



First Floor



Second Floor



Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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