

Peter Clarke



16 Grove Avenue, Honeybourne, Worcestershire, WR11 7PW

£315,000

Newly refurbished three bedroom home with large south-west facing rear garden. Sitting room, kitchen/diner, utility and cloakroom. On the first floor there are three bedrooms and a family bathroom. Outside there is driveway parking for a number of cars, outside store and a lovely garden extending to approx. 137ft.



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

#### **STORM PORCH**

**HALL** With stairs to first floor and doors off to principal rooms.

**SITTING ROOM** With picture window to the front, French doors to the kitchen and feature fireplace with cupboard built into the alcove.

**KITCHEN/DINER** With a range of wall and base units and gas range cooker. French doors open onto the rear garden.

**UTILITY ROOM** With sink and space for washing machine as well as space for additional white goods.

**CLOAKROOM** W/c and hand basin.

**BATHROOM** With w/c, hand basin and bath with shower over.

**BEDROOM** Double bedroom with views to the rear and fitted wardrobes.

**BEDROOM** Double bedroom with views to the front.

**BEDROOM** Single bedroom with views to the front.

**OUTSIDE** To the front of the property there is driveway parking for a number of cars. There is side access to the garden via a passageway and there are two storage rooms. The rear garden has a large patio by the house and the remainder is laid to lawn.



## GENERAL INFORMATION

**TENURE** The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

**SERVICES** We have been advised by the vendor that mains gas, electricity and water are connected to the property although this should be checked by your solicitor. The property has gas central heating.

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

**COUNCIL TAX:** Council Tax is levied by the Local Authority Wychavon District Council and is understood to lie in **Band B**

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

**DIRECTIONS:** Leave Chipping Campden on the B4035 Aston Road. Turn left at the the T Junction with the B4632, then turn right onto the B4035. Turn right onto the Honeybourne Road and then continue forward onto Weston Road. At the crossroads turn right onto Stratford Road, then left into Grove Avenue. Number 16 will be on your left hand side.

**VIEWING:** By Prior Appointment with the Selling Agents.

**REGULATED BY RICS**

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Grove Avenue, Honeybourne, WR11 7PW  
 Total Approx. Floor Area 104.50 Sq.M. (1124 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.



DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) 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; (ii) 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. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings (iv) 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 (v) 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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