



VAUGHANREYNOLDS
ESTATE AGENTS

46 Whitley Close
Honeybourne, Evesham, WR11 7AY



The Property

A contemporary 2 bedroom semi-detached bungalow, situated on a sought-after development and within a short walk of the train station.

Accommodation comprises; Entrance hall, sitting room, kitchen/dining room, two double bedrooms and bathroom.

Private rear garden and Two Parking spaces.

46 Whitley Close is a beautifully presented two-bedroom semi-detached bungalow, finished to a high specification throughout. Constructed in 2023 by Owl Homes, the property benefits from the remainder of its NHBC warranty. Arranged over one floor, the accommodation comprises a spacious entrance hall, a sitting room overlooking the rear garden, and a well-appointed Shaker style kitchen/dining room. The kitchen features a range of base and wall units, integrated over, induction hob and extractor fan, washing machine, fridge/freezer and door opening onto the rear patio. There are two generously sized double bedrooms a bathroom with shower over and chrome heated towel rail.

The Outside

The property occupies a generous plot and is ideally situated within a short walk of Honeybourne's excellent range of amenities. The property is approached via a tarmac driveway, providing parking for two vehicles. A timber gate leads to the enclosed rear garden, a generous lawned area, a paved terrace ideal for al-fresco dining and entertaining, and a useful garden shed.

The Location

Honeybourne is a charming and prosperous village, located amidst most attractive open countryside on the borders of Worcestershire with Warwickshire and Gloucestershire. Offering a variety of interesting period and modern Cotswold stone and red brick homes, together with two excellent inns, general stores and Post Office, village school and garage, the village also benefits from a main line railway station with regular services between Worcester, Oxford and London Paddington (about one and three quarter hours). The village also lies within easy reach of many well known centers, including Broadway, Chipping Campden, Stratford-upon-Avon, Worcester and Cheltenham, whilst also lying within easy reach of the M5 and M40 motorways. Birmingham International Airport, the National Exhibition Centre and National Agricultural Centre at Stoneleigh are all located within approximately one hour's drive.





SECTION 106 - Qualifying Resident

- (a) Has lived in the Parish by choice for a certain time (for six months out of the last twelve months or for three years out of the last five years); or
- (b) Has close family living in the Parish, who have been permanently resident for at least the previous five years (close family is specifically mother, father, brother, sister, adult son or adult daughter); or
- (c) Has permanent paid employment in the Parish, or
- (d) Has a local connection to the Parish as a result of special circumstances (subject to the approval by the Housing Services Manager)

To the extent that no person qualifies pursuant to (a) - (d) above then a person who is on the Home Choice Plus Register and is in need of Affordable Housing and:

- (e) Has lived in any of the Parishes by choice for a certain time (for six months out of the last twelve months or for three years out of the last five years); or
- (f) Has close family living in any of the Parishes, who have been permanently resident for at least the previous five years (close family is specifically mother, father, brother, sister, adult son or adult daughter); or
- (g) Has permanent paid employment in any of the Parishes; or
- (h) Has a local connection to the Parishes as a result of special circumstances (subject to the approval by the Housing Services Manager)

To the extent that no persons qualifies pursuant (e) to (h) above then a person who is on the Home Choice Plus Register ad is in need of Affordable Housing and:

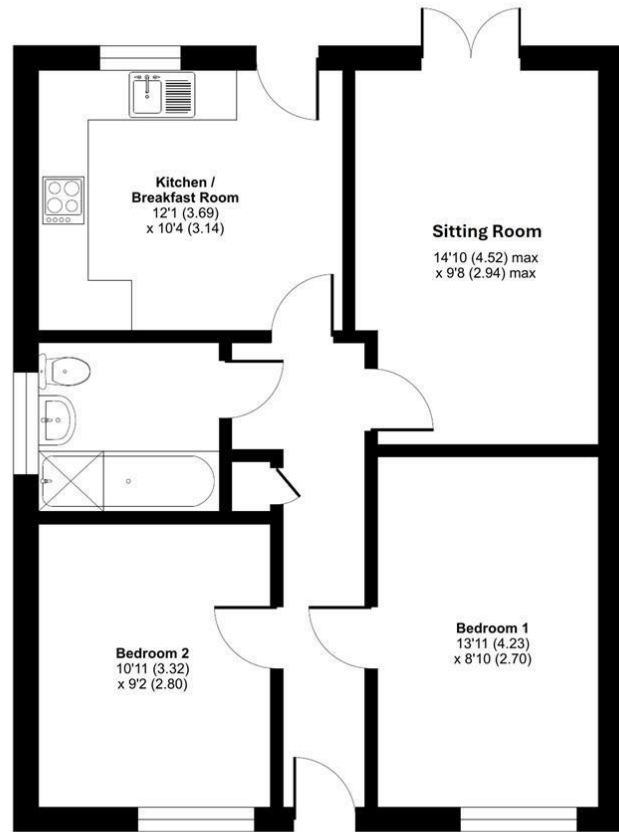
- (i) Has lived in the District of Wychavon by choice for a certain time (for six months out of the last twelve months or for three years out of the last five years); or
- (j) Has close family living in the District of Wychavon, who have been permanently resident for at least the previous five years (close family is specifically mother, father, brother, sister, adult son or adult daughter); or
- (k) Has permanent paid employment in the District of Wychavon; or
- (l) Has a local connection to the District of Wychavon as a result of special circumstances (subject to the approval by the Housing Services Manager).

To the extent that no person qualifies pursuant to (i) to (l) above then any person who is ordinarily resident in the United Kingdom and who is approved in writing by the Council as being in need of Affordable Housing (such approval not be unreasonably withheld or delayed), provided that in respect of Shared Ownership Housing Units that if contracts have not been exchanged to sell/lease the Shared Ownership Housing Unit to any persons listed above at open market value taking into account the existence of this Deed (or completion effected where there is to be no exchange of contracts) through no fault of the seller for not less than 3 months of the Shared Ownership Housing Unit being marketed for sale, but not before one month has expired following Completion of the Shared Ownership Housing Units then Qualifying Resident shall mean any person.



46 Whitley Close, Honeybourne

Approximate Area = 648 sq ft / 60.2 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Vaughan Reynolds. REF: 1420154

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details 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 make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

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

Tenure: The property is Leasehold with vacant possession upon completion of the purchase, with 32.79% shared ownership. 99 years lease from 18th July 2024.

Service Charge/Monthly rental of £488.51.
All mains services are understood to be connected to the property.

Local Authority: Wychavon, Council Tax Band C

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. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

VaughanReynolds, 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 VaughanReynolds nor any person in their employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.

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