



Leggett & James

The Vale of Evesham Property Experts



16 Stratford Road

Honeybourne, Evesham, WR11 7PP

Asking Price £575,000

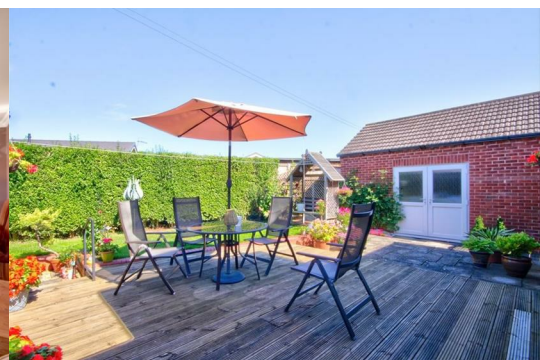


Standing on a generous and secluded plot, this sensational property has enjoyed an attention to detail that is rarely found. Offered in excellent order throughout and providing a size of accommodation belying its appearance there is so much to commend this most comfortable of homes.

The accommodation enjoys two first floor double bedrooms with an ensuite to the master and a ground floor shower room, a stunning open plan kitchen dining room and on the first floor a further double bedroom with its own bathroom.

Outside provides generous grounds to the front, side and rear of the property, plenty of parking for multiple vehicles and a detached double garage with an up and over door.

Viewing of this home is highly recommended to appreciate all that it has to offer.



Reception Hall

Entrance door opens to this stylish reception hall which enjoys a stunning polished tile floor with underfloor heating, inset spotlighting, a walk in airing cupboard with fitted shelving and a hot water storage cylinder. There are double glazed twin doors that open to the rear garden, whilst stairs rise to the first floor and the feature galleried landing.

Living Room 21'4 x 12'1 + 18'3 x 11' (6.50m x 3.68m + 5.56m x 3.35m)

Having double glazed windows to the front and side aspects, a stunning engineered Oak floor, inset spotlights TV aerial point and a feature raised modern gas fire.

Kitchen Diner 20'7 x 15'8 (6.27m x 4.78m)

This beautifully created space is the heartbeat of the property and provides a stunning well equipped kitchen with a range of gloss cupboards and drawers, having feature graphite work surfaces, inset spotlighting and underfloor heating set below the sumptuous polished tile floor. There is an array of integral appliances including twin 'Neff' eye level double ovens, a 'Neff' dishwasher and a 'Neff' four ring electric hob with extractor hood above. There is also space for an 'American' style fridge freezer. Door to:

Utility Room 6'7 x 6'7 (2.01m x 2.01m)

With an obscure double glazed door and window to the side, a tiled floor continuing in from the kitchen and a range of fitted cupboards, work surface and a sink with plumbing for washing machine below.

Master Bedroom 19'5 x 11'4 (5.92m x 3.45m)

The master bedroom enjoys double glazed windows and twin doors opening to the rear garden, inset spotlighting and an engineered Oak floor covering with heating below. Door to:

Ensuite: this luxurious space has been created to offer a stunning walk in shower with vinyl panels and an overhead rainfall shower, a low level WC, 'his & hers' wash basins and an enclosed bath.

Bedroom Two 13'9 x 11'8 (4.19m x 3.56m)

With two double glazed windows to the rear, inset spotlighting and an engineered Oak floor with heating below.

Shower Room

Entered from the Reception Hall, with an obscure double glazed window to the rear, inset spotlighting and a tiled floor. The stylish modern suite comprises a low level WC, a wash basin and a generous enclosure which enjoys an overhead rainfall shower.

First Floor Landing

The feature galleried landing stands over the reception hall and has doors leading to:

Bedroom Three 16'4 x 11'9 (4.98m x 3.58m)

With a double glazed window to the rear, inset spotlighting and a feature engineered Oak floor.

Bathroom

A further beautifully appointed room with a white suite comprising a wash basin, low level WC and a feature claw foot ball with a shower mixer tap. There is also a chrome heated towel rail.

Outside

The property stands in a generous plot with the front garden set behind mature hedge and laid out to lawn with stocked borders edging the boundaries. A stone laid driveway provides parking for multiple vehicles and wraps around the side of the property to a Detached Garage (17'x 13') with an up and over door, power, lighting and twin double glazed doors which open to the rear garden.

There are gates on either side of the property which also lead to the enclosed rear garden, which is edged by a mature hedge providing a real degree of seclusion. The garden is then set down to lawn with a feature timber decked entertaining space. There is also exterior lighting and a water tap.

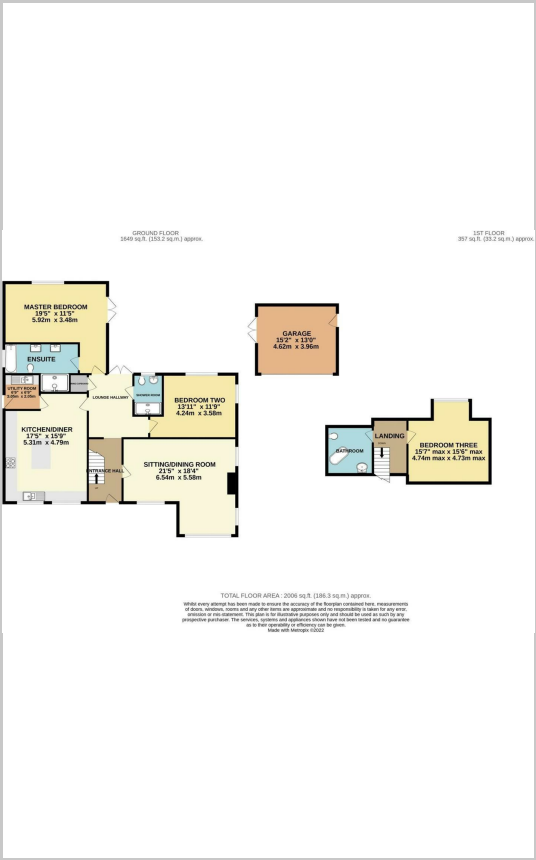
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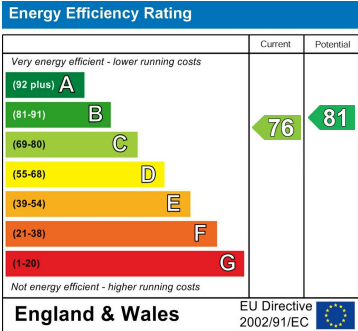
Area Map



Floor Plans



Energy Efficiency Graph



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