



**Brunel Way, Honeybourne**

Evesham, WR11 7GJ

Jeremy  
McGinn & Co 

Available at  
Guide Price £550,000



Set within approximately a quarter of an acre in the highly sought-after village of Honeybourne, this impressive modern detached residence offers substantial and versatile family accommodation, ideally positioned within walking distance of excellent village amenities in addition to the railway station providing direct access to London Paddington.

The property is approached via a welcoming reception hall, setting the tone for the generous proportions found throughout. A spacious living room provides an ideal setting for relaxation and entertaining, while a separate study offers a perfect space for home working. At the heart of the home lies a generous dining kitchen with integrated oven, hob, extractor, dishwasher, griddle & fridge/freezer, complimented by a truly impressive, large conservatory thoughtfully designed for both everyday family life and social gatherings enjoying delightful views over the gardens.

Upstairs, the principal bedroom suite includes a dressing area and en-suite with a further guest bedroom also benefiting from its own en-suite, while two further bedrooms are served by the family bathroom.

Externally, the property continues to impress with double garage having storage above and a generous driveway to the front. There can be no doubt that the large gardens (approx 0.27 acre) are a particular highlight including a generous terrace ideal for outdoor dining, extensive lawns and a charming orchard, offering a wonderful sense of space and privacy.

The property is offered for sale with the benefit of no upward sale chain.

We understand there is an annual service charge of £346.00





**Tax Band: F**

**Council: Wychavon District Council**

**Tenure: Freehold**

Honeybourne comprises a popular village set in the south east corner of Worcestershire being around 5 miles from the nearby Town of Evesham and a short drive of the beautiful Cotswolds.

There are excellent amenities within the village including St Ecgwins Church, 2 pubs, 2 convenience stores and hot food takeaways in addition to a thriving primary school.

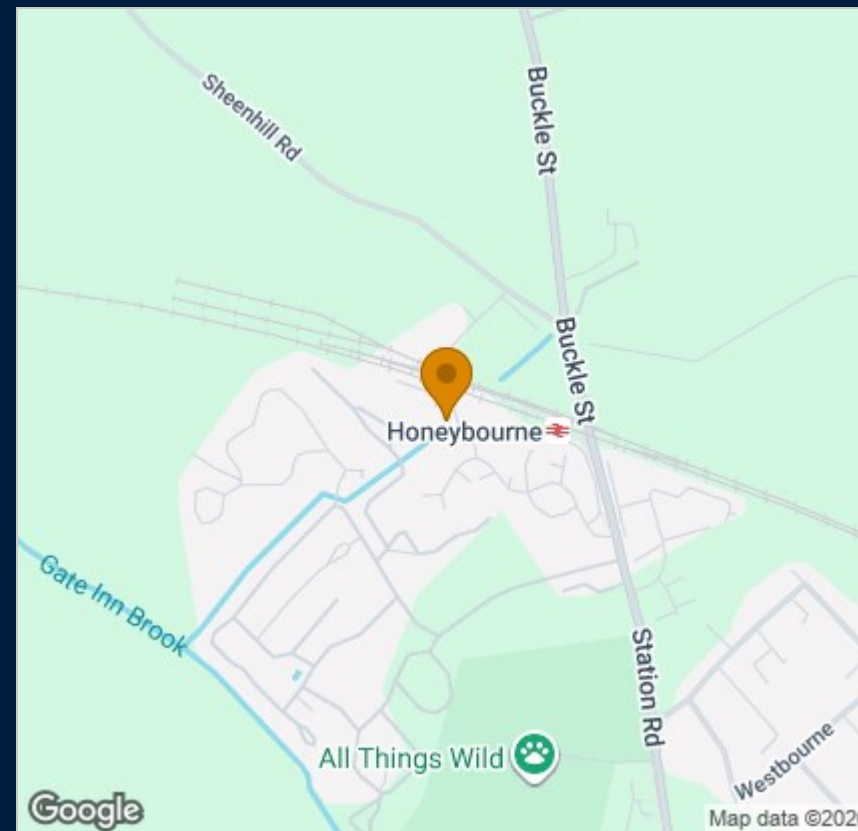
There are excellent rail services to London Paddington from within the village making this an excellent base from which to commute.



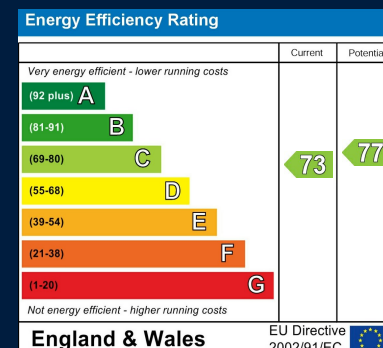
# Floor Plan



# Map



# Energy Performance



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Money Laundering Regulations – Identification Checks

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. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Jeremy McGinn & Co must complete an identification check. To carry out these checks, we work with a specialist third-party provider and a fee of £25 + VAT per purchaser is payable in advance once an offer has been agreed and before we can issue a Memorandum of Sale.

Please note that this fee is non-refundable under any circumstances.

55 Ely Street, Stratford Upon Avon, Warwickshire, CV37 6LN  
 Tel: 01789 868168 Email: stratford@jeremymcginn.com  
 www.jeremymcginn.com