



75 Orchard Place

Harvington, WR11 8NF

Guide Price
£375,000

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75 Orchard Place is an exceptional detached three-bedroom home located in the sought-after semi-rural location of Harvington, offering the tranquillity of village life and convenience within reach. Presently the property showcases an attractive welcome, with a well-maintained front garden, private driveway with ample space for parking and the bonus of a garage.

The charming appeal continues into a traditional hallway entrance with an impressive herringbone parquet flooring, ensuring that wow factor is present from the get-go. A generously sized living room offers a retreat for a quiet evening, or to enjoy precious family time together.

The living space continues to flow seamlessly into a conservatory area, which is the perfect space to feel connected to the greenery of the garden no matter the time of year. The downstairs also benefits from a downstairs WC and utility room, offering practicality for the modern lifestyle.

The kitchen features shaker style units and a beautiful outlook onto the rear garden, making the heart of the home a space to enjoy creating culinary delights.

A separate spacious dining room is a perfect complement to the kitchen, providing an area for family meals or entertaining guests.





Upstairs, you will find two generously proportioned double bedrooms, perfect for unwinding after a long day, along with one comfortable-sized single bedroom offering versatility for a growing family or a home office. The upstairs accommodation is completed by a modern fitted family bathroom.





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Local amenities

433ft	Convenience store (Premier)
0.4 miles	Farm shop (Ellenden)
0.4 miles	Village hall
0.1 miles	Public house (Golden Cross)
5.2 miles	GP surgery (DeMontfort)
3.6 miles	Train station (Evesham)
0.1 miles	Bus stop
3.8 miles	Supermarket (Tesco/M&S)
0.1 miles	Post Box



The rear garden, beautifully well-maintained yet designed for manageable upkeep, provides a tranquil outdoor space to enjoy a morning coffee in your own oasis of nature, entertaining or providing a space for the family to play and make memories.

Harvington has an Ofsted outstanding rated primary school, Harvington CofE First School and also benefits from a pre-school located in the village as well.

For older children, St Egwin's CofE Middle School and Prince Henry's High School fall within the catchment area for this property, with Prince Henry's also achieving an outstanding Ofsted report.

The Vale of Evesham School offers options for SEN education for children aged 2 – 19 years, and is conveniently located within Evesham (admissions is via Worcestershire Local Authority).



Proposed front elevation



Proposed rear elevation

The property has the added bonus of approved planning permission to extend, an opportunity to customise and expand to suit your needs and elevate the living accommodation to the ground floor .

The approved plans include extending the rear conservatory, providing additional flexibility to utilise as an extra room or for a new conservatory, maximising full opportunity to enjoy the garden space.

It also includes a garage conversion and extension to the front of the property, constructing a single storey front extension to fall inline with the existing front porch. This is proposed as a home office but equally could be a great second reception room, play room or can be tailored to suit your lifestyle needs.

The additional space also provides opportunity to install a larger downstairs WC and utility room, including the ability to add a shower to maximise family practicality and convenience.

Full details, conditions and documents can be researched via the Wychavon planning portal, details below.



Proposed ground floor plans



BLOCK PLAN
(Scale 1:500)
Based upon Ordnance Survey map extract
with the permission of the Controller of
Her Majesty's Stationery Office.

Planning application number W/23/01955/HP
Accessed via www.plan.wychavon.gov.uk



75, Orchard Place, Harvington, WR11 8NF



Total Approx Area: 92.0 m² ... 990 ft² (excluding utility room, wc, garage, conservatory, porch)

All measurements of doors, windows, rooms are approximate and for display purposes only.

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 the operability or efficiency can be given.

Useful information:

Council Tax:

Band D
(Payable to Wychavon District Council)

Tenure:

Freehold

What3Words:

flaunting.only.investor

Heating:

Boiler and radiators,
mains gas

Parish:

Harvington



The Energy Performance Certificate for this property is: **E (54)**

There is potential for the property to move to: **C (77)**

More details can be found at:

www.find-energy-certificate.service.gov.uk



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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If there are any matters that are likely to affect your decision to buy, please contact us before viewing the property.