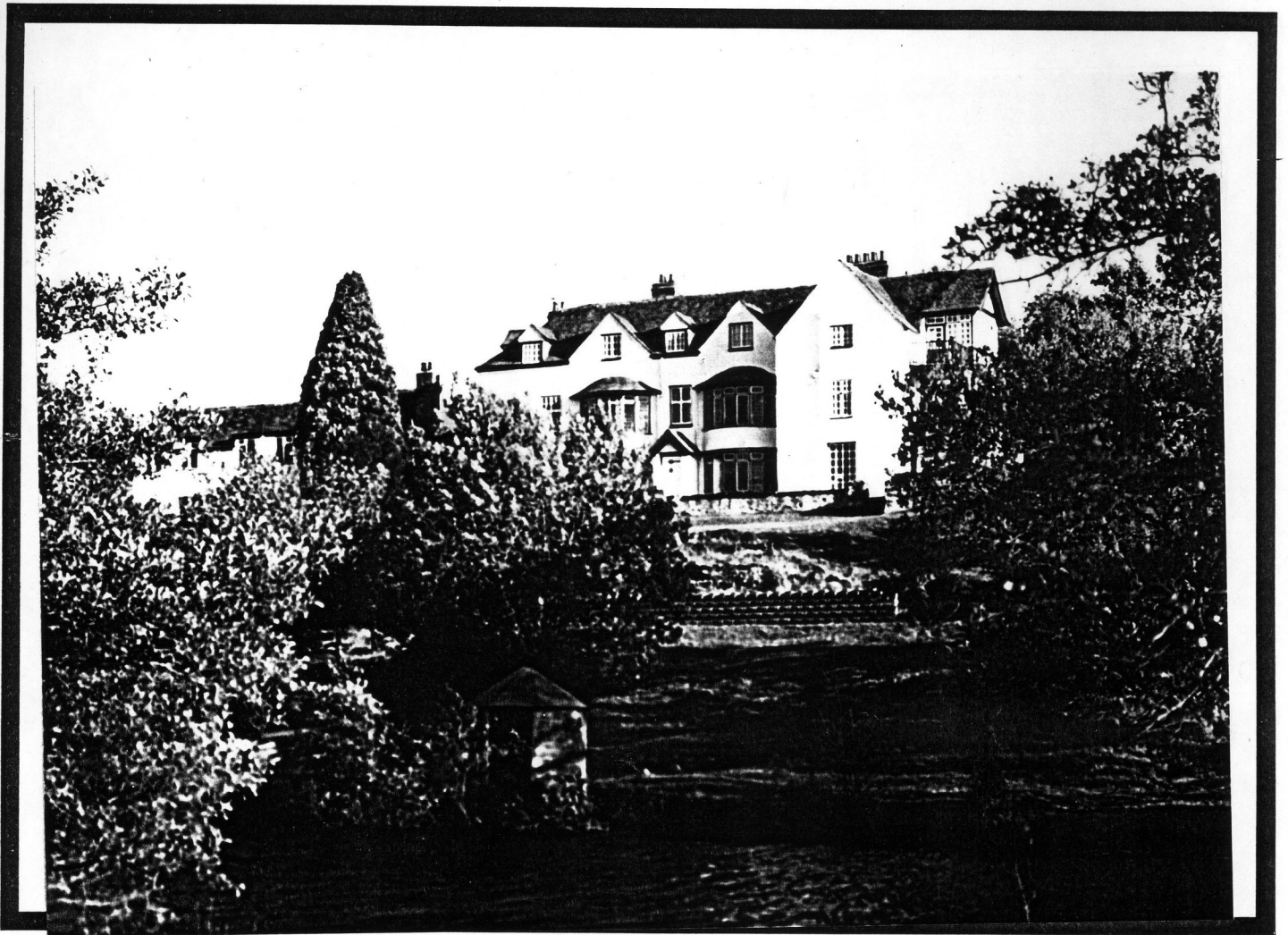


HEREFORD +
Worcestershire



Haven Court
(The Parks) ~~Evesham~~
ALDINGTON



Jackson-Stops
& Staff

Haven Court, The Parks, Evesham

DIRECTIONS

From Evesham, proceed towards Broadway along Port Street. Bear left towards Badsey at the roundabout and shortly left again into Offenham Road. Continue for approximately half a mile and turn left again into a private driveway by the post-box. Continue over the railway bridge and right to the end of the drive where the property will be found.

SITUATION AND DESCRIPTION

Haven Court stands in a unique position set on a small escarpment with gardens sloping down to a delightful reach of the River Avon. It enjoys superb views over the gently wooded banks of the river, across to Green Hill and South to Evesham Abbey and Bredon Hill. It has a frontage to the river of some 230 ft. and for those who subscribe to Ratty's View that there is "absolutely nothing half so much worth doing as messing about in boats", this property must represent the ideal. In addition, keen anglers will know that the Avon offers excellent coarse fishing. Over recent years, much improvement has been carried out to the river allowing small craft to navigate via Stratford to the Birmingham waterways in the North and South via Tewkesbury and the River Severn to the Bristol Channel.

The historic town of Evesham lies only one mile away and offers an excellent range of shopping and educational facilities. In addition, there is a village shop in Offenham ($\frac{1}{2}$ mile) and Stratford, Cheltenham and Worcester all offer excellent shopping, cultural and sporting facilities. There is a main line railway station in Evesham giving regular and fast communication with London, Paddington and this will prove useful to those with regular business in the capital.

The house is thought to date in parts to before the 14th Century and is reputed to have many associations with the old Evesham Abbey. Very substantial alterations and additions have been made over the centuries and it boasts a number of exposed period beams. At one time, the house was partially divided into two living units and there is an additional cottage. Thus as well as single family occupation, there are a number of options including perhaps use as a Guest House or small Hotel. The Gardens and Paddock extend to approximately $1\frac{3}{4}$ acres and include some useful Outbuildings and two glass houses.

The drive leads to a spacious tarmacadamed parking area. The main frontdoor is to the rear of the house and reached via the river terrace and leads into:

ENTRANCE PORCH with door to:

DRAWING ROOM 19' x 14'9" excluding bay and having exposed ceiling and wall timbers, large inglenook fireplace with exposed chimney beam, copper cowl and 2 spit arms. A wide bow window offers superb views over the river

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and there is a woodblock floor, 2 radiators, 4 wall light points and a staircase to the First Floor. There is a door leading to the Cellar below the Dining Room. A door leads to:

DINING ROOM 14'5" (min) x 13'3" with a large bay window overlooking the river, oak strip floor, oak studded walls, exposed ceiling beams, brick fireplace with serving hatch to kitchen, 2 radiators and 2 wall light points.

PRINCIPAL KITCHEN 19'5" x 14'4" having a beamed ceiling, French window to Garden Terrace, range of fitted units with laminated work surface and double drainer stainless steel sink, further island base units and wall cupboards, tiled inglenook containing 'Aga' solid fuel cooker also providing domestic hot water to the South wing of the house, airing cupboard with hot water tank and immersion heater, electric cooker point, radiator, built-in larder and storage cupboards, secondary staircase to First Floor.

REAR LOBBY with door to Garden and access to LARDER, DEEP FREEZE STORE, UTILITY ROOM and WC.

Approached from the Drawing Room, but in the Northern wing, there is:

MORNING ROOM 15' x 11'7" with beamed ceiling, radiator, 3 wall light points, brickette fireplace with 'Parkray' solid fuel boiler providing domestic hot water to the North wing, wood block floor, door to:

KITCHEN NO. 2 18'8" x 8' having a quarry tiled floor, pine boarded walls, double drainer stainless steel sink unit with cupboards under and 'Aga' solid fuel domestic hot water boiler. Walk-in Larder.

SCULLERY with glazed sink.

WORKSHOP/BOILER ROOM having an oil fired central heating boiler, 600 gallon oil storage tank and secondary access to THE COTTAGE.

From the Drawing Room, the principal staircase leads to:

FIRST FLOOR

LANDING with bow window with outstanding views across the river and surrounding countryside, radiator, exposed ceiling beams, airing cupboard with hot water cylinder with immersion heater.

BEDROOM 1 15'9" x 12'2" with radiator and 2 fitted double wardrobes.

BATHROOM 1 with pedestal wash-hand basin with tiled splashback, panelled bath, low level WC, radiator, heated towel rail, built-in linen cupboard, exposed beams.

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Approached from the secondary staircase in the principal Kitchen, there is a Landing giving access to:

BEDROOM 2 15'3" x 12' having a range of built-in wardrobes, radiator, EN-SUITE SHOWER ROOM with tiled walls, pedestal wash hand basin, shower unit and low level WC.

SITTING ROOM 18'2" x 12'2" with radiator and door to glazed Verandah with French Doors to Balcony and access to the Upper Garden.

SECOND FLOOR

Approached by staircases from both of the two First Floor Landings and having accommodation of:

BATHROOM 2 with half tiled walls, panelled bath with mixer taps and shower attachment, pedestal wash hand basin, low level WC, electric towel rail, radiator.

BEDROOM 3 21'9" x 11' (max.) with door to Balcony with views across the river, built in wardrobe, radiator.

BEDROOM 4 15'7" x 9'8" with radiator and communicating door to:

BEDROOM 5 10'4" x 10' with walk-in cupboard and door to:

LANDING

BEDROOM 6 10'4" x 11' with built-in wardrobe and dressing table unit, radiator.

BEDROOM 7 13'9" x 12'9" with range of built-in cupboards and bookshelves, radiator, access to roof space.

THE COTTAGE

THE COTTAGE lies immediately to the North of the house and has been completely renovated and modernised over recent years. It is self-contained although access can be obtained from the house via the Workshop if required. It is therefore suitable for use as a Granny or Guest Annexe as well as for holiday lets or other purposes. The main access is from the upper garden level with a frontdoor leading from the drive into a:

HALL with glazed frontdoor and side panel, oak strip floor.

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LIVING ROOM 14' x 13'5" with oak strip floor.

BEDROOM 11'8" x 9' with oak strip floor and full range of built-in wardrobes.

EN-SUITE SHOWER ROOM with electric shower unit, pedestal wash-hand basin, low level WC, airing cupboard with copper hot water cylinder and immersion heater.

From the Hall, stairs lead down to the Lower Ground Floor level where there is a:

DINING ROOM 13'5" x 12'5" with French window to Garden Terrace.

BATHROOM with coloured suite comprising panelled bath with mixer tap and shower attachment, pedestal wash-hand basin, low level WC, tiled walls.

KITCHEN 12'3" x 8'9" (max) with large built-in understairs storage cupboard, single drainer stainless steel sink unit, range of wall and base units, laminated work surface, vinyl floor tiles, electric cooker point.

OUTSIDE

THE GARDENS lie largely on the river side of the house where there is a large paved terrace with wrought iron railings and two cast iron gas lamp standards now converted to electricity. Terraced lawns and flower beds sweep down to the river bank where there is an area of rough mown grass and a Summer House. The Garden is planted with a number of specimen and fruit trees. To the rear of the house, there is a generous tarmacadamed drive and parking area off which there is a useful Store. Proceeding back along the drive, there is a vegetable garden and Paddock with two Glass-houses containing three vines and a peach tree. At the drive entrance, there are two single Garages

GENERAL INFORMATION

TENURE The property is freehold and vacant possession will be given on completion.

ASSESSMENTS Rateable Value: £ 680.00
General Rates payable for the year 1985/86: £1,049.90

SERVICES Mains electricity and water are connected to the property. Drainage is to a septic tank. Central heating is provided by the oil fired boiler in the Workshop and domestic hot water comes from two separate systems, the first from the 'Aga' cooker in the principal Kitchen serving the South wing, whilst the North wing has a separate system heated by the 'Parkray' boiler in the Morning Room and the 'Aga' boiler in the secondary Kitchen. A telephone is connected subject to British Telecom transfer regulations.

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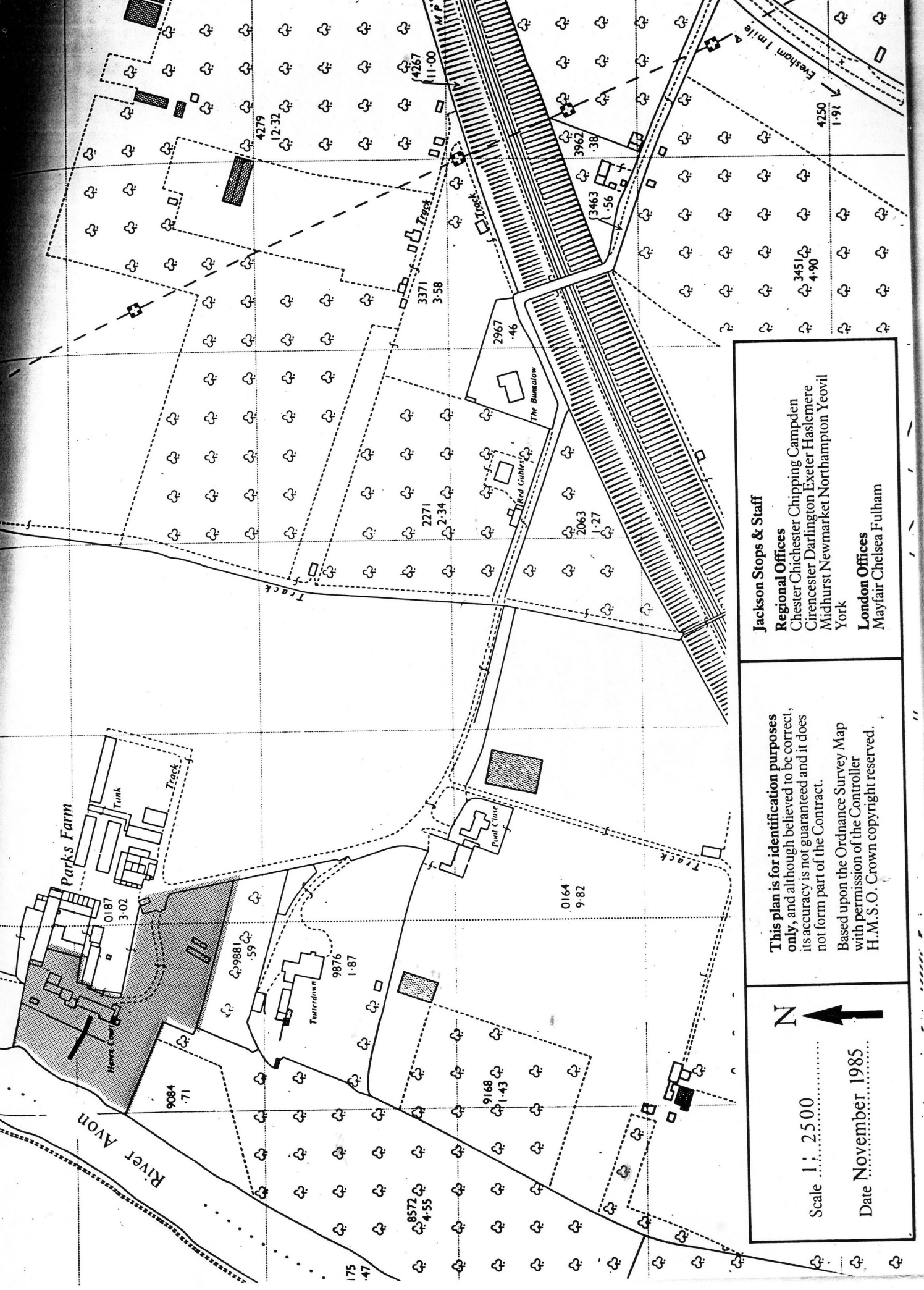
FIXTURES & FITTINGS All items in the nature of fixtures and fittings described in these Particulars are included with the property, all other such items are specifically excluded.

VIEWING An appointment to view is essential and should be made through the Agents Chipping Campden office.

LOCAL AUTHORITIES

Wychavon District Council
97 High Street
Evesham
Worcestershire
Tel: Evesham (0386) 45151

Hereford & Worcester County Council
Shire Hall
Worcester
Worcestershire
Tel: Worcester (93) 353366




Jackson Stops & Staff
Regional Offices
 Chester Chichester Chipping Campden
 Cirencester Darlington Exeter Haslemere
 Midhurst Newmarket Northampton Yeovil
 York

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 Mayfair Chelsea Fulham

This plan is for identification purposes only, and although believed to be correct, its accuracy is not guaranteed and it does not form part of the Contract.

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Scale 1: 2500

Date November 1985

Chartered Surveyors,
Auctioneers &
Property Consultants

Market House
Chipping Campden GL55 6AJ
Telephone (0386) 840224
Telex 25375



Jackson-Stops & Staff

NOVEMBER 1985

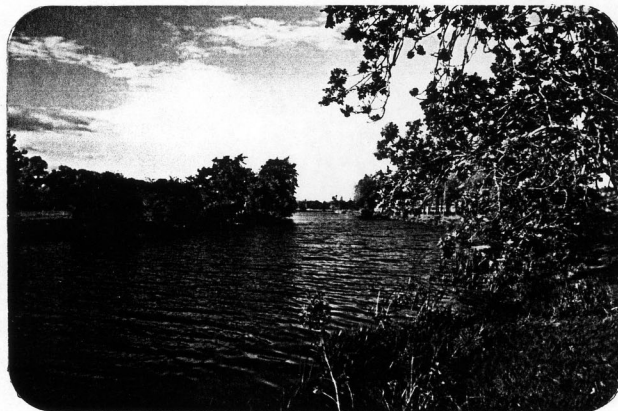
OVERLOOKING THE RIVER AVON

A SUBSTANTIAL PERIOD HOUSE WITH EXTENSIVE ACCOMMODATION AND SEPARATE COTTAGE STANDING IN APPROXIMATELY ONE AND THREE QUARTER ACRES IN AN ELEVATED POSITION ON THE BANKS OF THE RIVER AVON OVER WHICH THERE ARE MAGNIFICENT VIEWS.

Known as: ROYAL COMMISSION ON HISTORICAL MONUMENTS (ENGLAND)
HAVEN COURT NATIONAL MONUMENTS RECORD
(THE PARKS)
~~Evesham~~ ALDINGTON 21 Saville Row, LONDON W1X 1AB
Fortress House
01-734 6010

Henford + WORCESTERSHIRE

Evesham	1 mile	(Main Line Railway Station to London - Paddington)	
Broadway	5½ miles		
Worcester	16 miles	Stratford-on-Avon	16 miles
Cheltenham	16 miles	Birmingham	32 miles



ENTRANCE PORCH, DRAWING ROOM, DINING ROOM, PRINCIPAL KITCHEN, DOMESTIC OFFICES, MORNING ROOM, KITCHEN NO.2, WORKSHOP/BOILER ROOM, SITTING ROOM, 7 BEDROOMS, 2 BATHROOMS, 1 SHOWER ROOM.
THE COTTAGE: HALL, LIVING ROOM, DINING ROOM/BEDROOM, KITCHEN, BEDROOM, BATHROOM AND SHOWER ROOM.
TWO GARAGES, VARIOUS OUTBUILDINGS, GARDEN AND PADDOCK.
230 ft. RIVER FRONTAGE

For Sale by Private Treaty

OFFERS ARE INVITED BASED ON A FIGURE OF £135,000

National Agents with Regional Knowledge

London Offices
Head Office

Regional Offices
Chester Chichester Chipping Campden

Irish Associates
Jackson-Stops

The Agents and Vendor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only.

The Agents' firm have no authority to accept offers or contracts on behalf of the Vendor.