



The Rowans, Harvington, WR11 8SX

Guide price £650,000


KING
HOMES

**** Substantial village home with four bedrooms plus additional one bedroom annexe ** Popular village of Harvington ** Electric gated entrance with video intercom ** Impressive timber-framed orangery ** Kitchen breakfast room and separate dining room ** Main living room with log-burning stove ** Principal bedroom with en-suite ** Generous enclosed rear garden ** Extensive off-road parking & EV charging point ** Detached garage with power, lighting & loft storage ** Comprehensive ADT security alarm & camera system **** Set within the popular village of Harvington, this substantial four bedroom detached family home offers an excellent combination of generous living space and versatile accommodation, with the additional benefit of a one bedroom annexe comprising its own living room, double bedroom and en-suite shower room. The main house features a kitchen breakfast room, living room with log-burning stove, separate dining room and an impressive timber-framed orangery, while upstairs are four bedrooms including the principal bedroom with en-suite, together with the family bathroom. Outside, an electric gated entrance with video intercom opens onto extensive off-road parking and a detached garage, with an EV charging point, comprehensive ADT security system and a generous enclosed rear garden.



Tucked away at the end of The Rowans, the property is approached through its own electric gated entrance with video intercom, opening onto a generous frontage with extensive off-road parking and access to the detached garage. An EV charging point is also provided, while the property benefits from a comprehensive ADT security alarm and camera system.

Set within the popular village of Harvington, this substantial detached home offers an impressive combination of space, flexibility and family living, with four bedrooms within the main house and the additional benefit of a one bedroom annexe.

Inside, the kitchen breakfast room provides a sociable heart to the home, with an extensive range of contemporary cabinetry, generous work surfaces and a large breakfast bar creating plenty of space for informal dining. A separate utility room provides additional storage and workspace, together with a sink, space for laundry appliances and access outside.

The main living room is a generous yet comfortable reception space, centred around a log-burning stove set within the fireplace. Double doors connect through towards the dining room, creating a natural flow between the principal living spaces.

The separate dining room opens through wide glazed doors into one of the home's standout features, the impressive timber-framed orangery. With its vaulted ceiling, exposed beams and extensive glazing, the orangery is filled with natural light and creates a wonderful connection between the house and garden. French doors open directly onto the paved seating area, allowing the indoor and outdoor spaces to work particularly well together for family gatherings and entertaining.

The one bedroom annexe adds another dimension to the accommodation and is particularly well suited to multi-generational family living, guests or an older child looking for greater independence. This area comprises its own living room, a double bedroom with extensive fitted storage and an en-suite shower room, while remaining conveniently connected to the main home.

The entrance hall is smartly presented with tiled flooring, wall panelling and an oak staircase leading to the first floor.

Upstairs, the principal bedroom is a well-proportioned double bedroom with fitted storage and its own contemporary en-suite shower room. Bedroom two is another generous double, while two further bedrooms complete the four bedroom accommodation within the main house. One is currently arranged as a home office, while another is presently used as a dressing room with extensive fitted storage.

The family bathroom completes the first-floor accommodation and is fitted with a bath with shower over, wash basin and WC.

Outside, the generous enclosed rear garden provides plenty of space for both everyday family life and entertaining. A large paved seating area immediately behind the house offers ample room for outdoor dining and furniture, with the orangery opening directly onto this space. Raised brick-edged borders and established planting add colour and interest, while steps lead to a substantial lawn beyond.

The outside space is particularly well equipped, with external patio and garden lighting, water supplies and double power sockets to both the front and rear, together with gated side access.

The detached garage is equipped with full power and lighting, storage racking and a useful loft storage area accessed via a pull-down ladder.

Location
Harvington is a popular and well-established village surrounded by attractive countryside, offering a strong sense of community and the quieter pace of village life while remaining conveniently positioned for Stratford-upon-Avon, Alcester and Evesham.

The village offers a useful range of everyday amenities, including traditional pubs, local shopping and sporting facilities, with countryside and riverside walks close by.

Families are particularly well served for schooling, with

Harvington C of E First and Nursery School within the village. St Egwin's C.E. Middle School and the Outstanding-rated Prince Henry's High School provide further established schooling options in nearby Evesham.

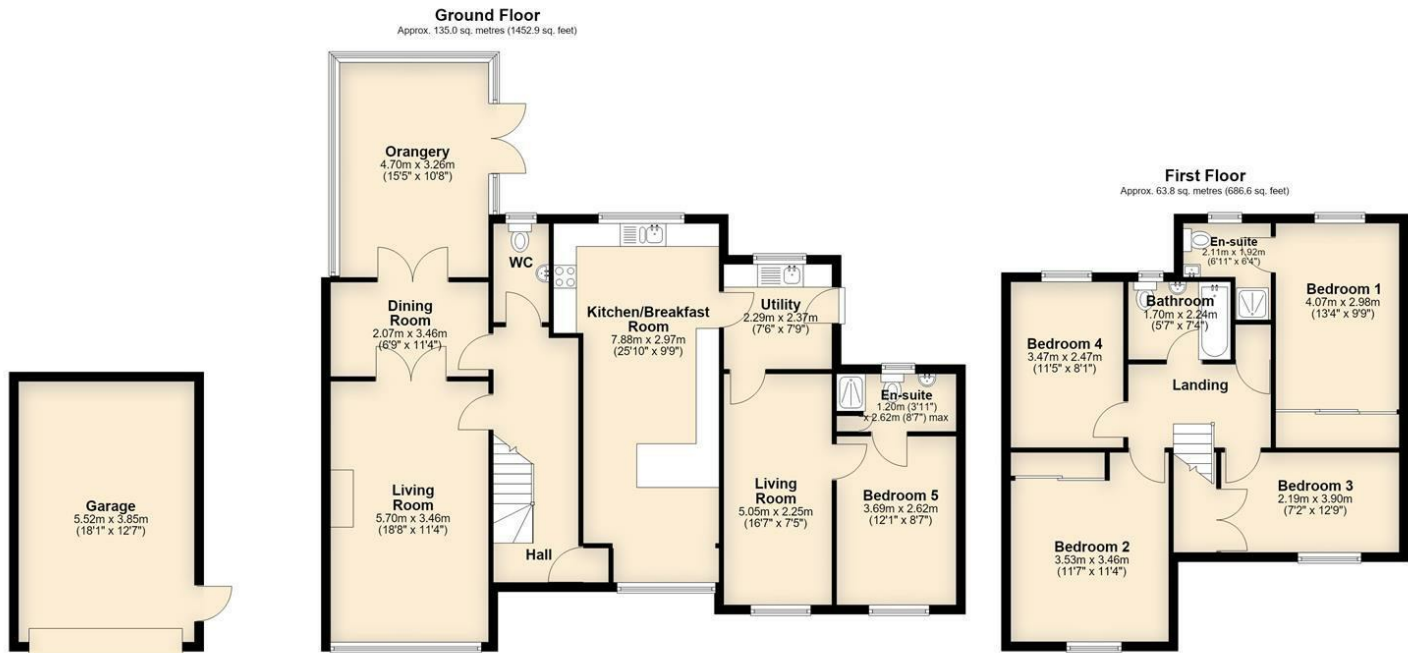
Stratford-upon-Avon and Alcester offer a wider choice of shopping, dining, leisure and amenities, with Evesham also conveniently accessible.

For families looking for more space and a village setting without feeling isolated, Harvington offers an appealing balance of countryside, community and accessibility. Combined with the generous accommodation of the main house and the versatility of the one bedroom annexe, this is a particularly well-suited home for family and multi-generational living.

Hall	
Kitchen/Breakfast Room	25'10" x 9'8" (7.88m x 2.97m)
Living Room	18'8" x 11'4" (5.70m x 3.46m)
Dining Room	6'9" x 11'4" (2.07m x 3.46m)
Orangery	15'5" x 10'8" (4.70m x 3.26m)
W.C	
Utility	7'6" x 7'9" (2.29m x 2.37m)
Living Room	16'6" x 7'4" (5.05m x 2.25m)
Bedroom 5	12'1" x 8'7" (3.69m x 2.62m)
En-suite	3'11" x 8'7" (1.20m x 2.62m)
Landing	
Bedroom 1	13'4" x 9'9" (4.07m x 2.98m)
Bedroom 2	11'6" x 11'4" (3.53m x 3.46m)
Bedroom 3	7'2" x 12'9" (2.19m x 3.90m)
Bedroom 4	11'4" x 8'1" (3.47m x 2.47m)
Bathroom	5'6" x 7'4" (1.70m x 2.24m)
En-suite	6'11" x 6'3" (2.11m x 1.92m)







Total area: approx. 198.8 sq. metres (2139.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC