



# CREST HILL

HARVINGTON



An exclusive development of three, luxury  
4 bedroom family homes in Harvington, near Evesham

# On a crest of a hill at Harvington

Crest Hill is an exclusive development comprising three bespoke four bedroom family homes in the delightful Worcestershire village of Harvington.

The development is located at the southern end of the village where Crest Hill meets Station Road but away from the main road in a secluded spot enjoying an elevated position at the top of the hill sitting high above the A46 and river Avon beyond. There is excellent access from Harvington to the Evesham Road and then the A46 north at Salford Priors or the A44 south at the Twyford roundabout.

## **Ancient and Modern**

Located midway between Evesham and Salford Priors, the friendly village of Harvington has a long history – dating back to 709AD when it's earliest recorded name was Herefortun. Today, the village has a population of around 1700 people with a mixture of ancient timber-framed buildings and more modern houses. Harvington retains the features and feel of a rural community with an agricultural heritage still in evidence – orchards, arable fields, greenhouses, nurseries and allotments surround the area, actively generating a variety of produce.

The popular farm shop sells all sort of homegrown fruit and vegetables but there is also a more traditional convenience store. However, for a wider selection of shopping options the picturesque market town of Evesham is only a few minutes away and has a mix of interesting small shops together with some bigger supermarkets and well-known out-of-town stores.

## **Community Spirit**

There are numerous local clubs and societies that help maintain the community spirit, many of which find a home in the village hall, school, pub or church. From youth clubs and ramblers through to drama and gardening, most interests are catered for – there's even a ukulele club! For something more active, Harvington also has a successful local cricket club, a village football team as well as kick-boxing and karate clubs.

Harvington is a well-planned village and benefits from having two pubs – The Golden Cross is on Village Street near the junction with the Evesham Road while the popular Coach and Horses is literally adjacent to the development. One of the main village landmarks is also nearby - the local parish church of St James the Great is visible for miles around with its distinctive copper-covered spire.

## **Local Education**

The village is fortunate to have an outstanding (Ofsted 2017) local school, Harvington CofE First & Nursery School, which has around 150 pupils while secondary options are plentiful in nearby Alcester and Evesham and include Alcester Grammar School, Prince Henry's High School and the DeMontfort School.



Image: David Dean



Image: Aidan McRae Thompson



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The properties are located in a secluded spot at the top of Crest Hill. Access to plots 1 and 2 is through a private drive just off Station Road.

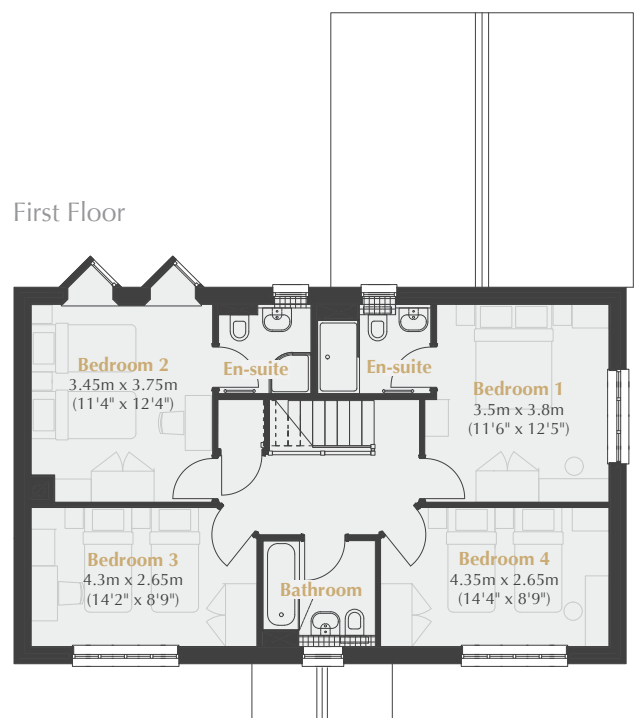
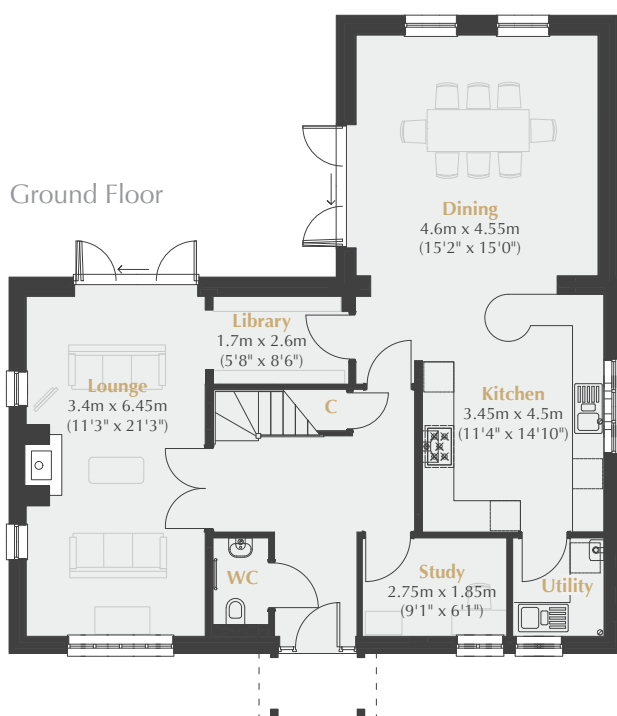
NOTE: this siteplan is for orientation purposes only and all surfaces, landscaping, layouts and external finishes should be checked with the agent.





# The Abberton Plot 1

A magnificent 4-bedroom family home with large open-plan living spaces on the ground floor, including a library area. On the first floor there are 4 bedrooms (2 with ensuite) plus a family bathroom.



Floor plans not to scale. All dimensions are approximate maximum room sizes and should not be relied upon for floor or furniture placement. Computer generated image only. Details may vary.



# The Bevington

Plot 2

An impressive 4-bedroom home with large open-plan lounge/dining area and separate study on the ground floor. Upstairs, 2 of the 4 bedrooms have en-suites.

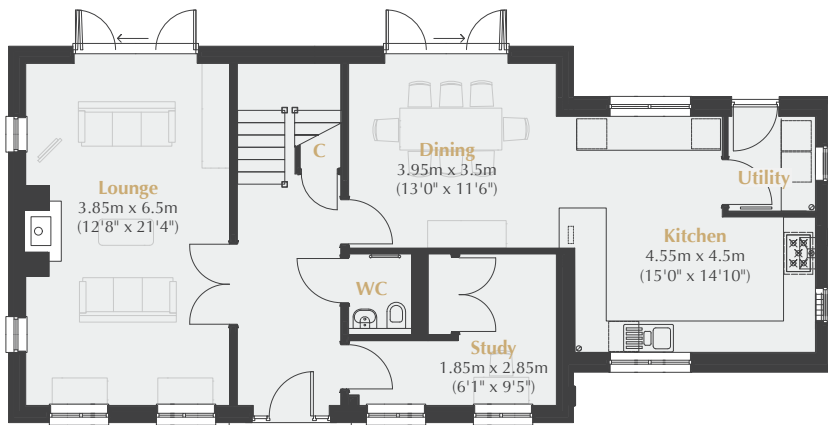


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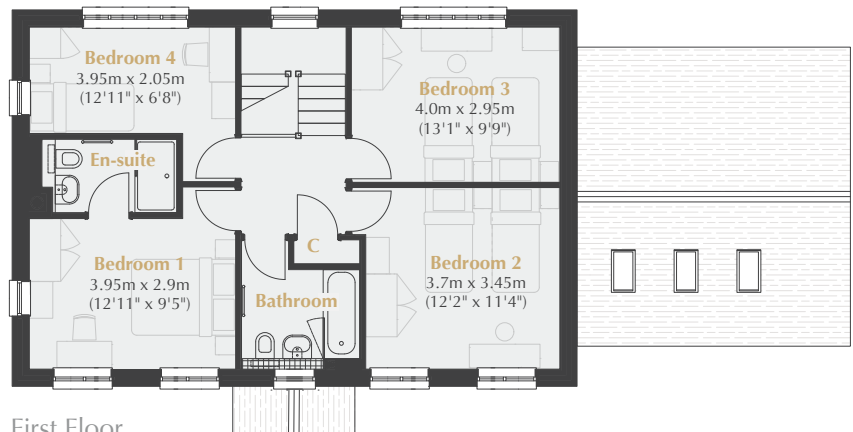
# The Twyford

Plot 3



Ground Floor

A superb 4-bedroom family home with an impressive open-plan kitchen/dining area on the ground floor, plus separate large lounge and study. On the first floor, the master bedroom benefits from an ensuite and there are 3 other bedrooms plus a family bathroom.



First Floor

Floor plans not to scale. All dimensions are approximate maximum room sizes and should not be relied upon for floor or furniture placement. Computer generated image only. Details may vary.

# Specification details

The properties at Crest Hill benefit from a stylish, high quality specification with layouts and appliances designed to suit a modern, flexible lifestyle.

## Internal Features & Finishes

- Individual properties to have oak wood veneered Dordogne style internal doors with satin chrome furniture
- Wet zoned underfloor heating to ground floor
- Central heating with radiators and thermostatic valves to first floor
- Purpose-made staircases with oak handrail and newel caps
- Porcelanosa ceramic floor tiles to kitchen, utility, bathroom and ensuites
- Eco-therm external windows and doors
- Wood burning stove to lounge
- Carpeted throughout, with the exception of hardwood flooring and ceramic tiling to feature rooms

## Kitchen & Utility

- Individually designed Italian style kitchens with choice of doors and worktops subject to stage of construction with integrated appliances, ceramic feature extractor hood and granite sink
- Appliances include induction hob, double oven, microwave, dishwasher and fridge/freezer. Separate utility to house washing machine, tumble dryer and sink

## Bathrooms & Ensuites

- White contemporary sanitary ware with polished chrome fittings
- Wall and floor tiling by Porcelanosa
- Chrome multi rail towel rail and shaver socket
- Feature mirror light

## Electrical & Lighting

- Contemporary style chrome sockets and switches to all ground floor and landing areas and LED downlighters
- Contemporary wall lights to master bedroom
- 5 amp lighting circuit to lounge
- Automated up & over garage doors supplied with remote key fob
- Power and light to garages

## Media & Communications

- TV data, telephone points and Sky outlet to lounge, dining room and all bedrooms
- Telephone points to lounge and study

## Security & Peace of Mind

- 10 Year CRL Warranty
- NACOSS approved wireless alarm system
- External lighting
- All doors with multi-lock system

## Environmental Details

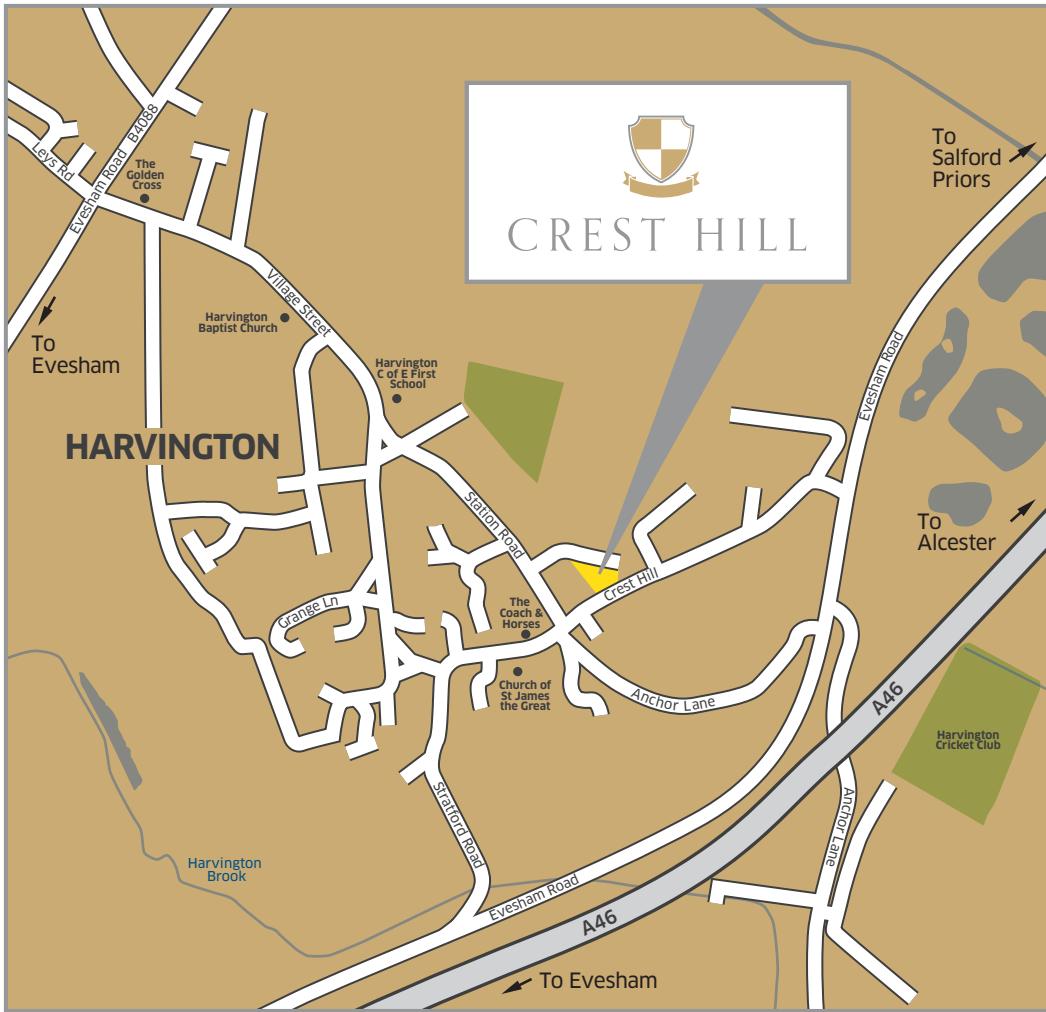
- A-rated appliances with dual flush mechanism to toilets
- Energy efficient thermostatically controlled heating with A-rated Worcester Bosch boiler
- Eco-therm external windows and doors
- High levels of insulation to roof space, walls and floors
- Dusk-to-dawn sensors on external bollard lighting

## External Details

- External waterproof socket and water tap to rear of property
- Turfed garden area with paved patios and pathways



NOTE: Pictures are indicative only.



## Crest Hill

Harvington, Nr. Evesham, Worcestershire WR11 8NJ

### Travel information:

Evesham	-	4 miles
Alcester	-	6.6 miles
M5 (junction 6)	-	15.9 miles
M42 (junction 3)	-	16.5 miles
Cheltenham	-	22.5 miles



For further information contact:

**01386 554 031**

[www.andrew-grant.co.uk](http://www.andrew-grant.co.uk)

The information within this brochure is for guidance only. Although every care has been taken to ensure that this information is correct, the contents do not constitute a contract, part of a contract or warranty. Floor plans are not to scale and dimensions should not be relied upon for flooring or furniture placement. All details correct at time of going to press.

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A development by **Four Shires Contracting, Alcester**  
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