

The Homestead, Honeybourne Road, Bretforton, Evesham WR11 7PB

SHELDON BOSLEY KNIGHT

LAND AND PROPERTY PROFESSIONALS



Boasting over 5,500 sq ft of Accommodation

Key Features

- For Sale by Public Auction
- Wednesday 18th November 2026 at 6:00pm, Stratford-upon-Avon Town Hall
- Situated on Approximately 6 acres of Land & Boasting over 5,500Sq.Ft of accommodation
- A five-bedroom main residence
- Two one-bedroom holiday let apartments, each with its own separate entrance
- Garages and workshops
- Located in the sought-after rural village of Bretforton
- Gated tree-lined driveway
- Mature gardens and parking for several vehicles
- Ideal for developers, investors, or those seeking a bespoke multi-use residence





The Property

For Sale By Public Auction.

The Homestead offers an exceptional and rarely available opportunity, set within approximately 6 acres of mature grounds and approached via a gated, tree-lined driveway. The property provides in excess of 5,500 sq ft of accommodation and comprises a substantial five-bedroom detached residence, two self-contained holiday let apartments, together with a range of garages and workshop/storage facilities. Offering considerable versatility and scope, the property is ideally suited to a variety of buyers, including developers, investors, those seeking an income-producing property, or purchasers looking to create a bespoke multi-generational or multi-use residence.

The Original House:
The main house briefly comprises an entrance porch, lounge with log burner, kitchen/breakfast room with bi-fold doors opening onto the garden, dining room, utility room and downstairs WC. To the first floor are three bedrooms, with the principal bedroom benefiting from an en-suite shower room, together with a family bathroom. The second floor provides a further bedroom/office space with its own bathroom facilities. The property also benefits from an additional open-plan living space, with the fifth bedroom and en-suite accommodation situated above.

Holiday Let apartments:
The property further benefits from two self-contained holiday let apartments, each having its own private entrance. Both apartments briefly comprise an entrance hall, open-plan living/dining area with fully fitted kitchen, double bedroom and shower room. Externally, each apartment benefits from its own off-road parking.

Externally, the grounds extend to approximately 6 acres and comprise mature gardens and grounds, together with a range of garages and workshops. The extensive grounds and range of outbuildings provide considerable versatility and scope for a variety of uses, subject to any necessary planning and other consents.

The Homestead is situated in the sought-after rural village of Bretforton, within the Vale of Evesham and close to the northern edge of the Cotswolds. Bretforton is a picturesque and historic village, surrounded by attractive open countryside and renowned for its traditional character, with a range of local amenities including a community shop, village school, sports and social facilities and the famous National Trust-owned Fleece Inn.

The nearby market town of Evesham is approximately 4 miles away, providing a comprehensive range of everyday amenities and services, including supermarkets, independent shops, restaurants, leisure facilities and healthcare services. For commuters, Honeybourne railway station is conveniently located nearby, providing regular rail services towards Worcester, Oxford and London, amongst other destinations. The area also benefits from its proximity to the Cotswolds, with the popular towns of Chipping Campden, Broadway and Stratford-upon-Avon all within easy reach.

Auction details
Sheldon Bosley Knight Land & Property Auction
Wednesday 18th November 2026 at 6:00pm,
Doors open at 5:00pm
Stratford-upon-Avon Town Hall

Auction Terms
This property is offered for sale by traditional auction by SBK Sales Ltd, trading as SBK Auctions. The property will, unless previously sold or withdrawn, be sold subject to the Special Conditions and General Conditions of Sale contained within the Auction Legal Pack.

The Auction Legal Pack will be available to download by registered bidders.
The sale will take place on the stated auction date by way of a live, in-room auction and the property is being sold on an unconditional basis with a fixed fee. Some sellers may consider a pre-auction offer and the lot may be sold or withdrawn before the auction.

If the reserve price is met and the auctioneer's gavel falls, binding contracts of sale will be exchanged at that point.

Auction Deposit and Fees
The following deposits and non-refundable auctioneer's fees apply and will need to be paid to the auctioneer on exchange of contracts:

- 10% deposit, subject to a minimum of £5,000
- Buyer's Premium of £1,500 inc. VAT
- Search pack of £336 inc. VAT

There may be additional costs listed in the Special Conditions of Sale, which will be available to view within the Auction Legal Pack. These additional costs may be payable on completion. Buyers must read the Auction Legal Pack carefully and take professional advice before bidding.

Guide Price and Reserve Price
The guide price is an indication of the seller's current minimum acceptable sale price and is given to assist interested parties in deciding whether or not to pursue their interest. The reserve price is the minimum price at which the seller has authorised the auctioneer to sell. The reserve price remains confidential between the seller and the auctioneer.









Where a guide price is shown as a range, the reserve price will be set within that range. Where a single figure guide price is shown, the reserve price will not be set more than 10% above that figure.
Both the guide price and reserve price can be subject to change at any time prior to the auction.

Plans
Plans shown are for identification purposes only.

Services
The auctioneer understands that the property is heated via oil and is served by a sewage treatment plant. Mains water and electricity are connected to the property, with solar panels installed on the garages/holiday-let buildings. The services and solar panels have not been tested, and buyers are advised to make their own enquiries as to their condition, operation and connection.

Directions
What3words///overjoyed.stews.jobs

Tenure and Possession
The property and land are freehold. Vacant possession will be given upon completion, which is normally 20 working days after the auction. Please refer to the Auction Legal Pack for further details

Bidder Registration and Auction Legal Pack
If you would like to register to bid, please visit: passport.eigroup.co.uk/bidder-registration/sheldon-bosley-knight/

You can opt to bid in person, online, by telephone or by proxy.

The Auction Legal Pack for the lot you are interested in can be downloaded here: auctioneertemplates.eigroup.co.uk/guides.aspx?a=1236&c=sbk

All bidders must register before bidding, complete the required identity checks and be approved to bid.
Full details on how to register to bid, and a guide to buying at auction, can be found at:

sbkauctions.co.uk

Preferred Solicitors
If you would like details of our preferred solicitors, please contact the auction team and we can arrange for information to be sent to you.

Legal Documents and Additional Costs
It is essential that bidders check the legal documents prior to bidding and take professional advice. The legal pack may include searches, title documents, Special Conditions of Sale, tenancy information, planning documents, notices, replies to enquiries and other documents relevant to the lot.

Special Conditions of Sale can contain additional costs, being costs over and above the price the lot is knocked down at, and bidders are deemed to be aware of any additional costs prior to bidding.
Bidders must rely on their own inspection of the legal pack and any professional advice they obtain before bidding.

Viewings
All viewings are by appointment only through the Auction Department.





















To view this beautiful home, please call
Sheldon Bosley Knight Sales on 01789 867123

Floorplan



SHELDON BOSLEY KNIGHT
LAND AND PROPERTY PROFESSIONALS

Total area: approx. 523.7 sq. metres (5637.4 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.



We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee