



Swansdown, Wyre Piddle, Worcestershire







A most lovely detached house with **river frontage and mooring** and stunning south-facing views.

Summary of accommodation

Porch | Reception hall | Cloakroom | Drawing room | Dining room | Sitting room | South-facing terrace | Kitchen/breakfast room with conservatory off | Utility room | Rear hall with cloakroom and porch | Ground floor Principal bedroom with dressing room and en suite bathroom

Three first floor south-facing bedrooms shower room and bedroom five/study

Lower ground floor with extensive storage and pool changing room | Triple garage and workshop

River frontage with slipway and mooring, Swimming pool | Gardens

In all about 0.65 acre

Distances

Pershore 2 miles, Worcester 10 miles, Cheltenham 19 miles, Stratford-upon-Avon 19 miles, Birmingham 34 miles, M5 (J7) 7.5 miles

(All distances and times are approximate)



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Location

Swansdown is located off a no-through road in the Conservation Area of the peaceful and sought-after village of Wyre Piddle that, overlooks the River Avon and its moorings and features a local public house. The village also has a marina and a local church, with scenic walks along the riverside to Pershore Town.

Just 2 miles away is the Georgian market town of Pershore, which offers a wide range of everyday amenities that include a range of independent shops, health centre, cottage hospital, public library, community arts centre, public houses and restaurants. Recreational facilities include tennis, cricket, football and rugby clubs, a leisure centre with swimming pool, the historic Abbey and surrounding park, and the River Avon.

Broader shopping and services can be found in Worcester, and Cheltenham is known for its specialist shopping.

In Pershore, there is educational provision from nursery/pre-school through to high school, and a Sixth Form College is available at Pershore High School. Of particular importance is the number of good private schools in Worcester, Malvern and Cheltenham.







Worcester has county cricket in the setting of Worcester Cathedral and horse racing on the banks of the River Severn. There is international cricket at Edgbaston and hunt racing at Cheltenham and Stratford. There are excellent links to the north and south via the M5 Junction 7. Rail links from Pershore and Worcestershire Parkway run directly to London and Birmingham.

The property

The property, dating from the 1970s, has been the subject of extensive improvement by the present owners to give high energy efficiency with solar panel and battery storage and the installation of a new boiler in 2021, replacement of most windows with modern double glazing, and remodelling to provide a roof lantern to the kitchen and open plan access into the dining room, both with patterned tiled flooring, with wide sliding doors on into the drawing room, so that the property can have a south-facing open plan area opening on to the terrace overlooking the river.

Principal rooms have attractive cornices and large doors with veneer inlay. The reception hall is imposing, with double timber front doors and a patterned wood block floor. The drawing room has a fireplace with a large log burning stove with recessed arched alcoves to either side. In addition to the open plan layout is a separate sitting room/playroom/tv room.





The kitchen/breakfast room has an AGA with attractive tiled surround, painted kitchen units with timber worktops, brick cooker surround and island unit with granite worktop, opening to the conservatory currently used as a gym and enjoying the views over the river.

The property is well designed for working into later life living, with a principal bedroom suite on the ground floor, with fitted dressing room and en suite bathroom with a bath and separate shower, and with double glazed doors to the south-facing terrace. The family bathroom and shower room has been updated with new sanitary ware and shower.

Outside

Approached off a shared private drive from Chapel Lane, the property is privately situated behind evergreen hedging. There is extensive private parking and triple garage with modern garage doors, lawn with a shrub border, and access to the side of the garage to the workshop and slipway.

Below the terrace with wrought iron railings and brick piers, is a heated swimming pool with air-source heat pump and modern pipework, pump and filter with a paved surround.

There is a mooring on the riverside and a slipway, making the property ideal for boating and canoeing.





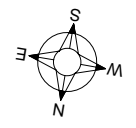
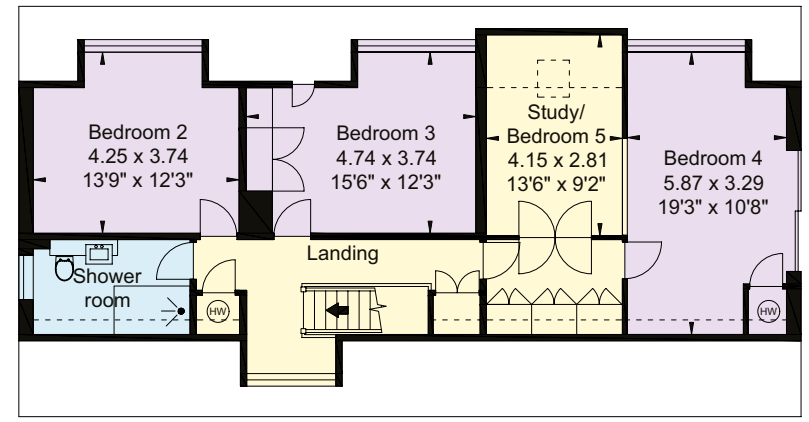
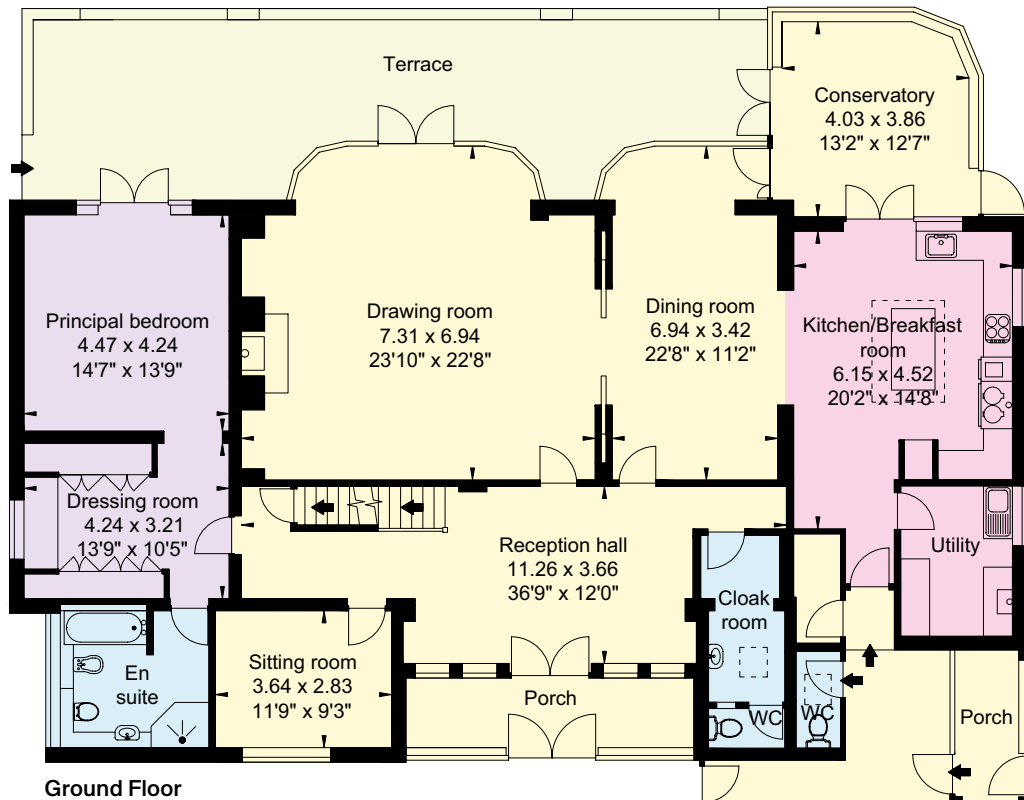
The rear garden is lawned, with mature trees and shrubs offering considerable privacy and views both up and down, as well as across the river. Retaining walls to well-stocked banks and borders. Two small wildlife pools with aquatic plants, Gunnera and paved surround.

Below the terrace is useful storage with arches to the front and flagstone floor.

Services

Mains Gas Electricity and Water (metered). Mains drainage, via a holding tank with two pumps. 12 solar panels with battery storage. Gas fired central heating with a boiler installed in 2021.

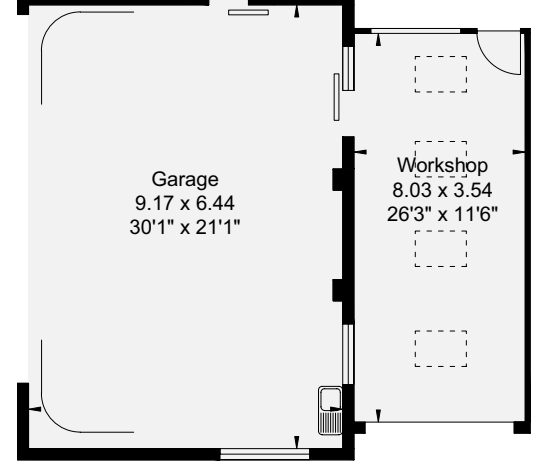
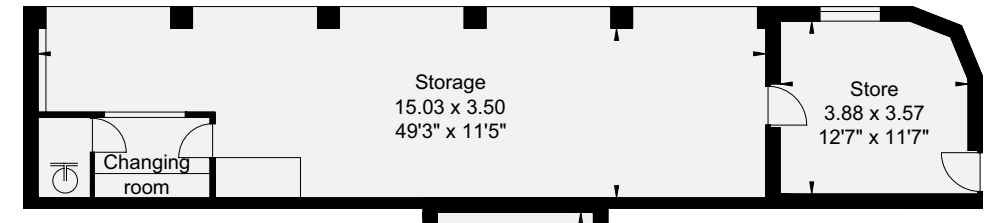




Flat roof

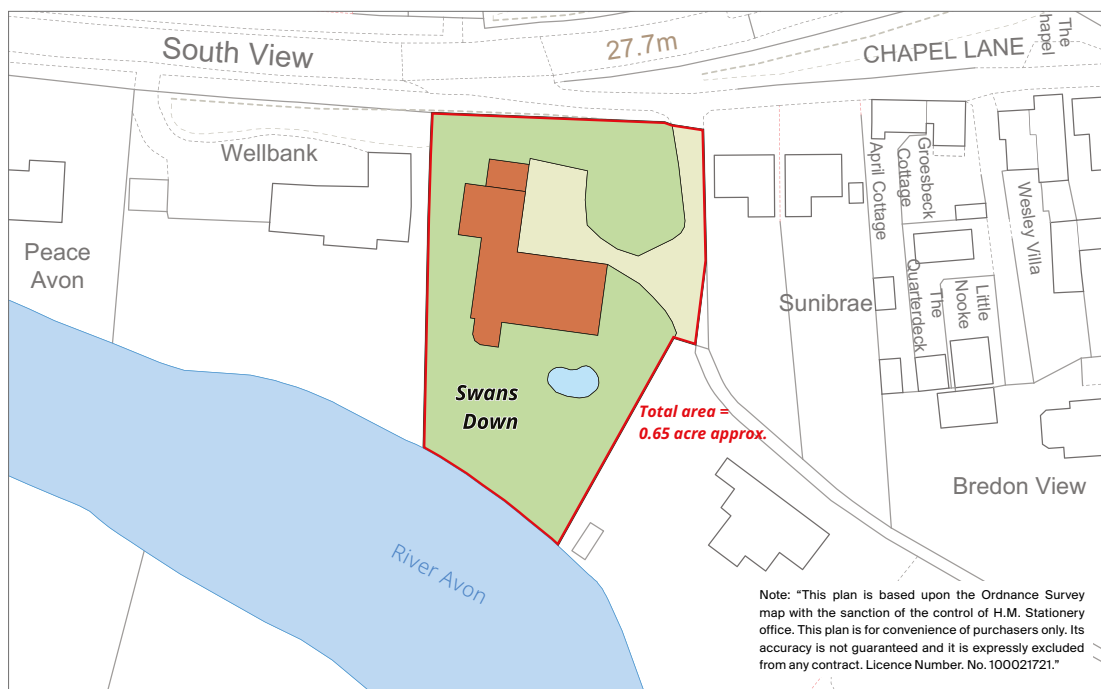
First Floor

Denotes restricted head height



Approximate Gross Internal Floor Area
 House: 350 sq m (3,767 sq ft)
 Lower Ground Floor/Garage/Workshop: 180 sq m (1,940 sq ft)
 Total: 530 sq m (5,707 sq ft) inc. restricted head height

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Note

A public footpath runs down the left side of the shared part of the drive.

Fixtures and fittings

All those mentioned in these sales particulars, together with fitted carpets and most light fittings, are included in the sale. All others such as garden ornaments, are excluded but some items may be available by separate negotiation.

Directions (WRIO 2JA)

What3words: ///enough.quench.evoked

Property information

Tenure: Freehold

Local Authority: Wychavon District Council: 01386 565000

Council Tax: Band G

EPC Rating: C



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2024. Photographs and videos dated May 2024.

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Date: 17 May 2024
Our reference: STR012442307

Swansdown, Chapel Lane, Wyre Piddle, Pershore, WR10 2JA

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,000,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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We'd love to help you.

Yours faithfully



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