



The Thatch, Bishampton,
Worcestershire **WR10**



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Knight Frank is pleased to present this Grade II listed, immaculate, characterful, four bedroom cottage with a separate one bedroom annexe in a thriving and popular village.

Pershore train station 4 miles

Worcester Parkway train station 9 miles

Pershore town centre 6 miles

Worcester 13 miles

Stratford-upon-Avon 18 miles

Birmingham 28 miles, M5 (J6 & J7) 10 miles, M40 (J15) 23 miles (distances approximate)



Tenure: Available freehold

Local authority: Wychavon District Council: 01386 565000

Council tax band: F



The Property

The Thatch is a Grade II listed former wheelwright's shop that is believed to have origins dating back to around the 1640s. The current owners have undertaken significant renovation and remodelling work and have maintained it to an impeccable standard. A range of features includes exposed timbers, fine fireplaces, cottage-style oak doors and solid wood window sills.

The reception room accommodation flows from one room to the next. The dining room flows through to the sitting room with a brick fireplace and stone lintel above. It houses an Esse multi-fuel stove, to the side of which is a traditional bread oven with a tiled shelf that serves as a unique drinks store.

The open-plan fitted kitchen and oak-framed family room are impressive, with flagstone flooring and underfloor heating. The equipped kitchen includes solid oak worktops and a moveable kitchen breakfast island. Appliances include a Rangemaster electric cooker with a hood above, an American fridge freezer and an integrated dishwasher. Steps lead down to the family room with a ceiling lantern, picture windows and two sets of bi-fold doors.

A door from the family room opens to a fitted utility room with oak worktops, a double Belfast sink and space for a washer and dryer. From here, a door leads to a useful office with an outside door opening to the rear paved terrace and a door opening to the garage.

Off the inner hall/snug is a door to a ground-floor shower room/cloakroom and stairs, with a glass balustrade leading down to a dry cellar.

A solid wood-turning staircase rises from the inner hall/snug. Off the half landing is a double bedroom, and the stairs continue to a landing off which is a first-floor cloakroom, single bedroom and the principal bedroom with a walk-in wardrobe and an en suite.

A second staircase rises from the sitting room to a further double bedroom with an en suite.





Immaculately presented property throughout.



Gardens and Grounds

A five-bar gate opens to a raised lawn with a millstone and a gravel drive leading to a double carport in front of the double garage. The garage offers a high roof that currently allows for mezzanine storage space and, subject to planning, provides the potential to be converted into additional living space.

The rear, west-facing gardens have been beautifully landscaped. There is a range of mature trees, including productive fruit trees, an ornamental pond, a circular raised brick bed in the side garden and rose arches.

There is also a charming summer house and greenhouse with two adjacent raised beds. There are also wonderful strategic seating areas.

Services

Mains water and electricity and drainage. Surface water discharges to soakaways, central oil-fired heating.





Location

The Thatch is located in the thriving village of Bishampton that offers a community-owned public house tenanted to Ounce, and village store that includes a Post Office and café, a church, a village hall, a beauty salon, and the Vale Golf Club is on the edge of the village. There are primary schools in the neighbouring villages of Flyford Flavell and Pinvin. The attractive Georgian market town of Pershore offers various everyday amenities, including different independent shops, a health centre, a cottage hospital, a public library, a community arts centre, public houses and restaurants. Recreational facilities include cricket, football and rugby clubs, a leisure centre with a swimming pool, the historic Abbey and surrounding park, and the River Avon.

There is also educational provision from nursery/pre-school to high school and a Sixth Form College available at Pershore High School. There are several highly regarded private and grammar schools in the surrounding areas. In the nearby village of Peopleton is Bowbrook House School.

Broader amenities can be found in Worcester, along with 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.

The village is well placed for access to the M5 at Worcester, the M42 North and the M40 East. Mainline rail services operate from Worcester Parkway and Pershore to London and Birmingham. Warwick Parkway is 26 miles to the northeast and provides fast direct train service to London Marylebone.

Directions

WR10 2NL

To locate the property via What3Words (what3words.com), reference: `/// pulsing.subway.suffice`



Beautiful exposed beams and wonderful wooden sills.





The Annexe

At the bottom of the garden is a superb self-contained detached annexe with underfloor heating throughout, oak doors and door openings that are wheelchair accessible.

The front door opens to a small lobby with a floor-to-ceiling picture window that flows through to the open-plan living room/kitchen with a vaulted ceiling. The living area has picture windows and two sets of French doors that provide access to a rear terrace and allow wonderful views of the countryside to the distant Malvern Hills to be enjoyed. Integrated appliances in the fitted kitchen include a slimline dishwasher, oven, ceramic hob, microwave and fridge freezer.

There is a wet room and a charming double bedroom.





A separate detached annexe renovated to an impeccable standard.





Total Approximate Area	308 SQ M / 3321 SQ FT
House	204 sq m / 2198 sq ft
Garage/ Car port	58 sq m / 627 sq ft
Annexe	46 sq m / 496 sq ft

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.

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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 April 2023. Photographs and videos dated April 2023.

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Date: 07 August 2024
Our reference: WRC012294478

The Thatch & Barn Annexe, Main Street, Bishampton, Pershore, WR10 2NL

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £975,000.

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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