



Woodhurst, Fladbury,
Worcestershire **WR10**



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A rare opportunity to acquire an attractive four bedroom bungalow set in approx. 0.86 of an acre on the edge of a sought-after village.

Pershore 5 miles

Evesham 5 miles

Worcester 12 miles

Stratford-upon-Avon 16 miles

Cheltenham 21 miles

Birmingham 34 miles

M5 (J7) 9 miles, M40 (J15) 23 miles

(distances approximate)



4



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2



2



EPC

D

Guide price: £795,000

Tenure: Available freehold

Local authority: Wychavon County Council

Council tax band: G





A wonderful family property with lots of potential.

The property

Woodhurst dates from the late twenties with later additions. It offers flexible accommodation and the potential to re-configure the space and, subject to planning, extend outwards and upwards.

The hall has parquet flooring with doors leading to the dining room, kitchen, three bedrooms, cloakroom and family shower room.

The large sitting room has a working fireplace and French doors to the rear terrace.

The dining room is adjacent to the fitted kitchen/breakfast room, and there is scope to merge these two rooms to create an open-plan kitchen/family room. Appliances in the kitchen include a Belling dual fuel range cooker with a double oven with an extractor hood above, a freestanding fridge and an integrated dishwasher. Adjacent to the kitchen is a utility room with in built storage cupboards, washing machine and tumble dryer.

The principal bedroom has fitted wardrobes and sliding patio doors opening to the rear terrace. A contemporary family shower room serves this bedroom and two further double bedrooms. The guest bedroom is located at the opposite end of the bungalow and is served by en suite bathroom with a shower over the bath.

Gardens and grounds

Double wooden gates open to tarmacadam parking.

The sunny west and south-facing gardens wrap around the house and include a range of mature trees and flower beds.

The rear paved terrace with a feature brick-enclosed well offers the perfect spot for al fresco dining while enjoying the all-day sunshine.

Beyond the lawned gardens is a small meadow, separated by a post and rail fence, and includes a range of plum and pear trees and a tractor shed.

Immediately south of Woodhurst is a gate opening off Station Road, which allows shared access across the neighbouring land to the meadow via a five-bar gate and the detached double garage. At the rear of the double garage is a home office with power and light that can be accessed via a stepping stone path across the garden.



Services

Mains water, electricity, gas and drainage.

Local Authority

Wychavon District Council: 01386 565000

Council Tax Band: G

Directions

WR10 2QP

To locate the property via What3Words (www.what3words.com),
reference: ///drove.earpiece.pining



Location

Woodhurst is on the edge of Fladbury, a picturesque traditional English village on the banks of the River Avon offering excellent amenities, including a primary school, active social club, village hall, church, butchers, several public houses, a cricket pitch, and tennis and canoe clubs.

The nearby market town of Pershore offers various amenities including a health centre, a cottage hospital, a public library, a community arts centre, public houses and restaurants. Recreational facilities in the town include cricket, football, rugby clubs and a leisure centre.

There is also an educational provision in Pershore, from nursery/pre-school to high school, and a Sixth Form College. In Worcester and Malvern, there are several highly regarded private schools.

Stratford-upon-Avon, Worcester, Cheltenham and Birmingham provide a more comprehensive range of amenities and services.

The M5, M50, and M40 corridors are easily accessible, and trains run from Pershore and Evesham to Paddington London and Worcestershire Parkway to Birmingham.





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.

Approximate Area = 155.2 sq m / 1670 sq ft
 Garage / Office = 38.3 sq m / 412 sq ft
 Total = 193.5 sq m / 2082 sq ft (Excluding Shed)



(Not Shown In Actual Location / Orientation)

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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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