

# ALLSPRINGS

FLADBURY • PERSHORE • WORCESTERSHIRE









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Evesham 4 miles • Pershore 4 miles  
Worcester 12 miles • Cheltenham 19 miles  
Malvern 19 miles • Birmingham 32 miles  
M5 (J6) 11 miles  
(distances approximate)

*A cottage style house in the centre of a desirable riverside village*

Sitting room • Dining room • Kitchen/breakfast room  
Utility • Conservatory

Four bedrooms • Study • Dressing room/bedroom five  
Two bathrooms

Detached double garage with a room above  
Mature landscaped gardens  
Brick built summer house



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Your attention is drawn to the Important Notice on the last page of the brochure.





## Situation

- Fladbury is a pretty village on the banks of the River Avon supporting a village school, cricket ground, golf course, tennis club and famous canoe club. It lies midway between the two market towns of Evesham and Pershore, both 4 miles away which provide excellent shopping, sport and recreational facilities with further amenities available in nearby Cheltenham, Stratford upon Avon and Worcester.
- There are well known schools in Worcester, Malvern and Cheltenham and Fladbury is within Pershore High School catchment.
- Evesham and Pershore Railway Stations are both only 4 miles away which have direct services to London Paddington. The area has excellent links with the M5, M40 and M42 networks providing access to London, Birmingham, Bristol, Cheltenham and Gloucester.
- The Vale of Evesham has beautiful countryside, famous for its horticulture and known as the fruit and vegetable basket of England. The Cotswolds and the Malvern Hills are only a short distance away.
- There are numerous footpaths and riverside walks in the village and throughout the surrounding farmland.

## For sale freehold

- Dating from the mid 19th century Allsprings has since been extended and remodelled and now provides spacious and characterful accommodation extending to over 2400 sq. ft.
- The house is not listed, but any additions and alterations have been sympathetically done. There are a wealth of period features including large inglenook fireplaces and exposed beams and the layout is both practical and flexible.
- At the heart of the house is the dual aspect kitchen/ breakfast room with solid wood kitchen, dresser units and quarry tiled floor.
- The sitting room is also dual aspect and has an open fireplace and exposed beams. French doors open onto a south west facing terrace overlooking the garden.









## Outside

- The house has beautifully maintained landscaped gardens, including a very productive vegetable garden with fruit cage, herbaceous borders, level lawns and clipped Yew and Beech hedging. There are two terraces and a brick build summer house with electric.
- There is a block paved parking area for several cars and detached double garage with a large room above - this building has services connected

## Services

Mains Gas, Electricity, Sewerage and Water  
Full gas central heating and a water softener.

## Fixtures & fittings

All items mentioned in these sales particulars are included in the sale. All others are specifically excluded.

## Local Authority

Wychavon District Council, tel 01386 565000

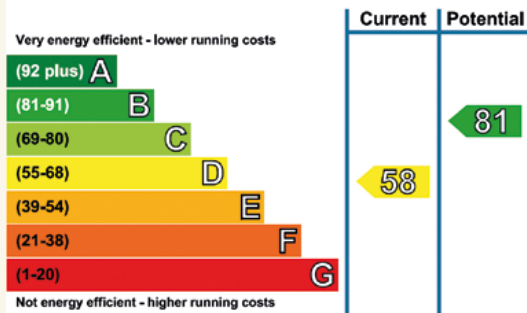
Council Tax Band: D

## Directions (WR10 2QD)

From Worcester take the A44 towards Evesham. Stay on this road, by-passing Pershore and Wyre Piddle. Just before the golf course, turn right into Station Road, signed Fladbury. Continue into the village and turn right into Farm Street. Allsprings is 50 metres down on the right.



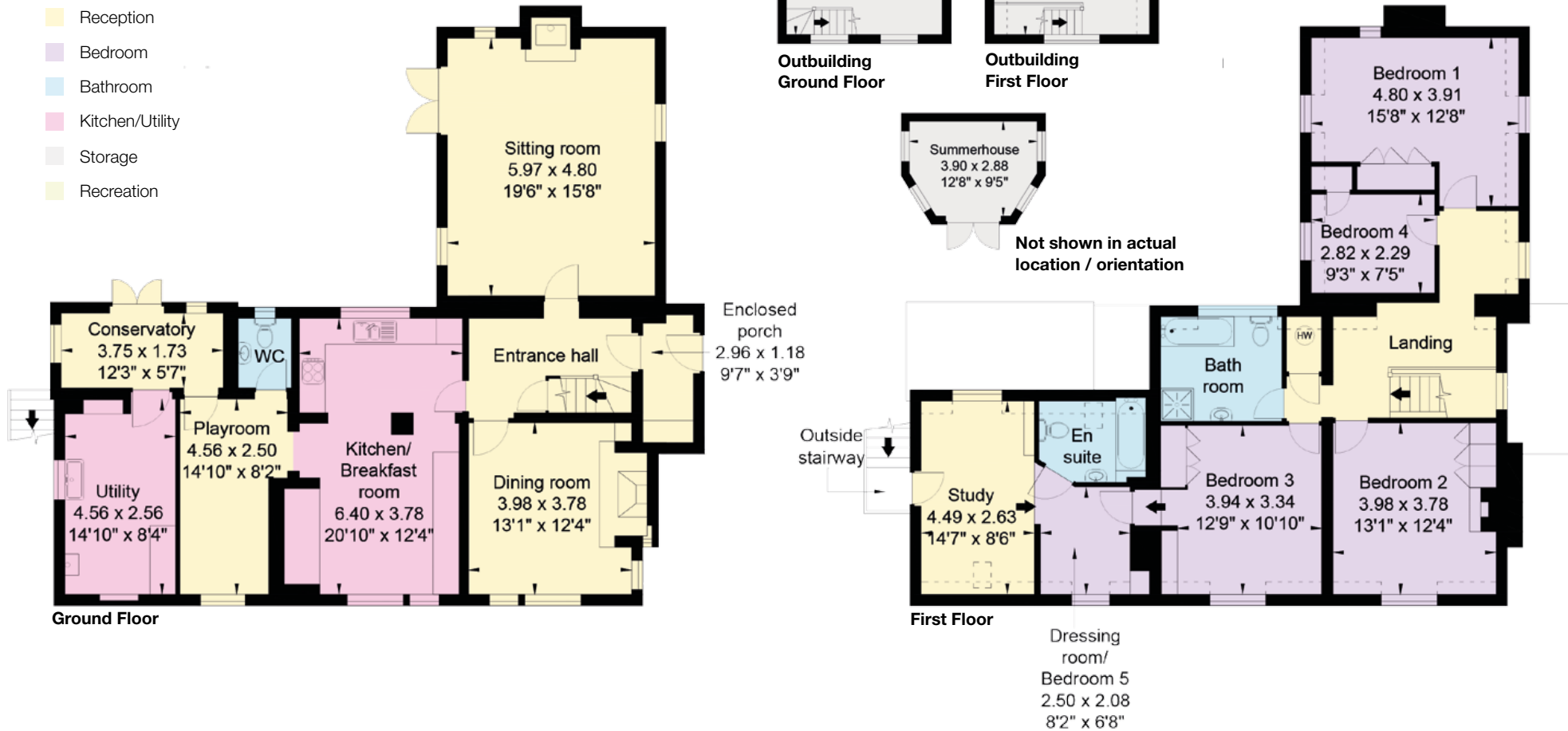
## Energy Efficiency Rating



**Approximate Gross Internal Floor Area**

House: 227 sq m (2,444 sq ft)  
 Outbuildings: 78 sq m (840 sq ft)  
 Total: 305 sq m (3,284 sq ft)

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Recreation



This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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