



Station Road

Pershire |

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HOMES



## Station Road, Persnore,

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This impressive 3 bedroom detached period property boasts enviable curb appeal coupled with character and charm throughout. The enchanting garden is the jewel in its crown offering a haven to green fingered enthusiasts. Ample parking with large paved driveway and rear kitchen extension providing inside/outside ease of living make this a highly desirable and attractive property. Occupying an enviable location within walking distance to Persnore town centre and benefiting from well connected road links.

Benefiting from an enclosed porch with ample space for coat and shoe storage. The spacious hallway features authentic tiled flooring and is light, bright and airy. Understair storage caters to practical needs, leading off the hallway is a characterful downstairs WC with period sanitary ware. Victorian tiled flooring adds delightful interest and charm.

The formal sitting room occupies a front facing position with charming bay window and original wooden floorboards. A focal fireplace occupies the room which is currently used as a playroom but would also make a wonderful dining room or home office. With great ceiling height and an abundance of light this room feels spacious and inviting.

The rear sitting room offers a pleasant and peaceful outlook to the garden with bi-fold doors allowing ease of access to the outside space. In the cooler months a cosy log burner gives the room a snug and inviting feel. A beautiful fireplace with oak effect mantle gives the room a central focal point and pleasing proportions afford a highly desirable place to relax and retreat in.









The open plan kitchen has been thoughtfully extended and renovated to a very high standard. Ample built in cabinetry with focal central island and ceiling skylight to flood the space with light make the space highly inviting. High end Miele appliances, Rangemaster cooker and under floor heating all add to the luxurious feel. A 6-8 seater table positioned with views to the garden offers a wonderful space to entertain. Bi-fold doors can be opened fully to integrate with the garden patio area and seamlessly blend inside living to the garden and beyond.

Upstairs the landing leads to the Master bedroom with ample space for a Kingsize bed and wardrobes. A delightful feature is the period fireplace and mantle and the large bay window makes this room light and bright. Sitting adjacent to the master is the main family bathroom which has been newly renovated to include corner bath, separate shower cubicle, and basin.

To the rear sit 2 further bedrooms which have pleasing views out over the garden, they are currently in use as children's bedrooms and offer good sized proportions and original floorboard throughout. One bedroom has fitted wardrobes while the other has freestanding wardrobes. Between the 2 bedrooms sits a separate WC.

Outside the garden is a pure delight, a spacious patio area with 6 seater table offers a wonderful entertaining space. Steps lead up to a secluded hot tub which is surrounded by hops and vines. Lavender and rosemary plants offer fragrant scents as you stroll through the garden. An enchanting woodland area houses a BBQ and further seating area. The large lawned space leads up to a greenhouse, vegetable patch and Artic cabin (available by separate negotiation). A wonderfully serene garden to relax and retreat to. A separate garage which can be accessed from the front driveway caters to practical storage needs.







WAITING ROOM



Planning permission has been granted for a master bedroom suite (including en-suite bathroom) loft conversion which has been partially started with picture window to the front and dormer window to the rear.

Situated within walking distance of the renowned market town of Pershore. Pershore is situated on the River Avon, approximately 10 miles from Worcester and 6 miles from Evesham. Pershore can be reached direct by rail from London Paddington or via Worcester from Birmingham and the North. There are also good bus connections and Junction 7 of the M5 motorway is only 7 miles. Pershore is an unspoiled, picturesque Market Town, famed for its elegant Georgian architecture and magnificent Abbey. It is surrounded by beautiful countryside and picturesque villages and is a haven for cyclists and ramblers. Pershore is renowned for its independent shops which offer the discerning shopper an extensive range of purchases. It also has many specialist shops, an undercover market and welcoming pubs and restaurants.

Mains Water  
Mains Drainage  
Gas Central Heating  
Mains Electricity  
Tax Band E

Administrative deposit:

Fox Town and Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full and retained by Fox Town and Country Homes to cover administration and re-marketing costs of the property. **THIS IS REFUNDABLE UPON COMPLETION**

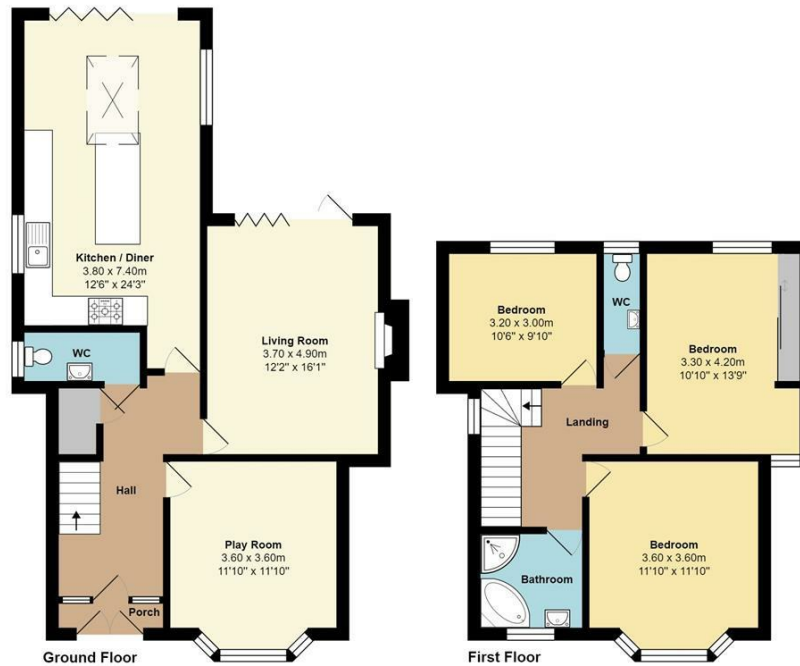








65, Station Road, Pershore, WR10 1PE



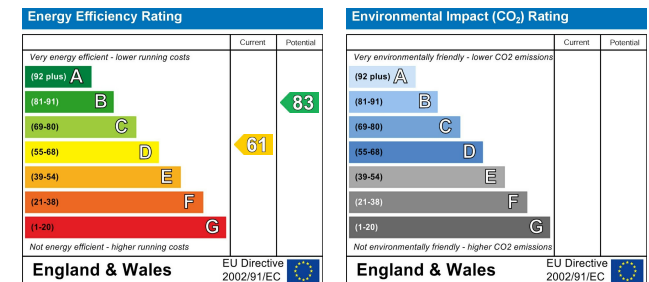
Total Approx Area: 130.0 m<sup>2</sup> ... 1399 ft<sup>2</sup>

All measurements of doors, windows, rooms are approximate and for display purposes only.

No responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



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