



Allan Morris
estate agents

**Great Comberton, Pershore,
Worcestershire.**

**Shelton House, Great Comberton,
Persore, Worcestershire. WR10 3DU**
Features

- Grade II Listed Spacious Detached Farmhouse
- Many Original Features to include Beamwork and Flagstone Floors
- Potential to Upgrade, if required
- Ideal for Flexible Family Living
- Additional Semi Detached Barn with Further Potential to Convert (subject to Planning)
- Large Rear Garden

A wonderful opportunity to acquire a spacious 6 bedroom detached Farmhouse, offering superb flexibility of space with further potential, together with ample secure off road parking, semi detached Barn offering further potential and established large well maintained rear garden.

Accommodation briefly comprises: Main Entrance Hall with tiled flooring, Drawing Room with windows overlooking the garden with large open fire, Dining Room with part wood panelling and access to lower Basement/Cinema Room, Snug/Office, large Orangery with double opening doors to rear garden, Breakfast Room with Utility off. To the first floor: Master Bedroom with En-Suite, Guest Bedroom with En-Suite, two further Bedrooms and Family Bathroom. To the second floor: Two further Bedrooms and Shower Room.

The separate semi detached Barn has a ground floor offering garaging and storage, etc. and a large first floor area with further potential.

Outside: The property is accessed via a private driveway with gates leading to ample off road parking, Barn and a large mature private rear garden.





LOCATION:

Shelton House is located within the sought after small village of Great Comberton on the north western edge of the Cotswold area of Outstanding Natural Beauty and is within easy reach of the City of Worcester, approximately 12 miles away, with extensive amenities and both Public and Private Schooling. Pershore is a vibrant Market Town approximately 2.5 miles away, offering further local amenities, pubs and restaurants, etc. Rail links to London can also be reached from either Worcester, Pershore or Norton Parkway.



DIRECTIONS:

From Worcester continue along the London Road and take the 1st exit onto Whittington Road (A44). Follow the signs for Whittington, taking the 2nd exit onto the B4084 towards Pershore. Continue along the B4084 for approximately 5 miles, turning right into Pensham Hill. Follow the road around to the right and turn right at the War Memorial. Continue down the private driveway, where Shelton House will be found near the bottom on the left hand side.





Useful Information:

Tenure: Freehold

EPC Rating: N/A

Council Tax Band: G

WAM 6730

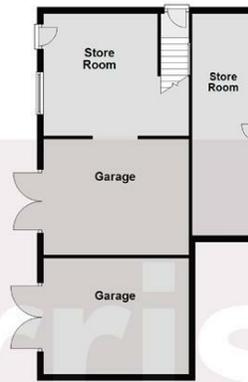




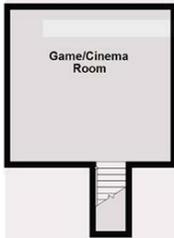
Ground Floor
Approx. 164.3 sq. metres (1768.0 sq. feet)



Ground Floor Barn



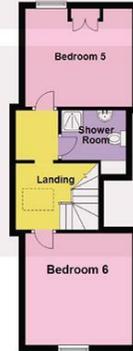
Cellar
Approx. 27.0 sq. metres (290.0 sq. feet)



First Floor
Approx. 120.8 sq. metres (1301.0 sq. feet)



Second Floor
Approx. 46.3 sq. metres (500.1 sq. feet)



First Floor Barn



Total area: approx. 353.1 sq. metres (3800.8 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Floorplan Measurements:

UTILITY:
8'7" x 8'5"

KITCHEN:
14'4" x 13'5"

BREAKFAST ROOM:
15'2" x 13'6"

ORANGERY:
19'5" x 13'6"

DINING ROOM:
19'2" x 16'4"

CINEMA ROOM:
16'1" x 15'9"

MASTER BEDROOM:
17'3" x 16'3"

BEDROOM 2:
14'9" x 14'0"

EN-SUITE SHOWER ROOM:
5'5" x 4'11"

BEDROOM 3:
17'5" x 12'6"

BEDROOM 4:
12'4" x 10'11"

FAMILY BATHROOM:
10'11" x 10'9"

BEDROOM 5:
12'4" x 11'7"

BEDROOM 6:
11'8" x 10'9"

SHOWER ROOM:
6'11" x 5'2"

General Information:

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. MEASUREMENTS: Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully. FIXTURES AND FITTINGS: All items not specifically mentioned within these details are to be excluded from the sale. SERVICES: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these, or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

Contact us:

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