



5 Sunnyside Main Road, Cropthorne
Pershore

Guide Price **£265,000**

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5 Sunnyside Main Road

Crothorne, Pershore

- Two bedroom cottage
- Highly desirable village
- Equidistant from both Pershore & Evesham
- Potential to extend creating third bedroom (STPP)
- Off road parking for multiple cars
- Large workshop/ garage

A charming two bedroom mid-terrace cottage situated within the highly desirable village of Crothorne, Worcestershire. Externally there's a large workshop, mature garden and ample off road parking.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

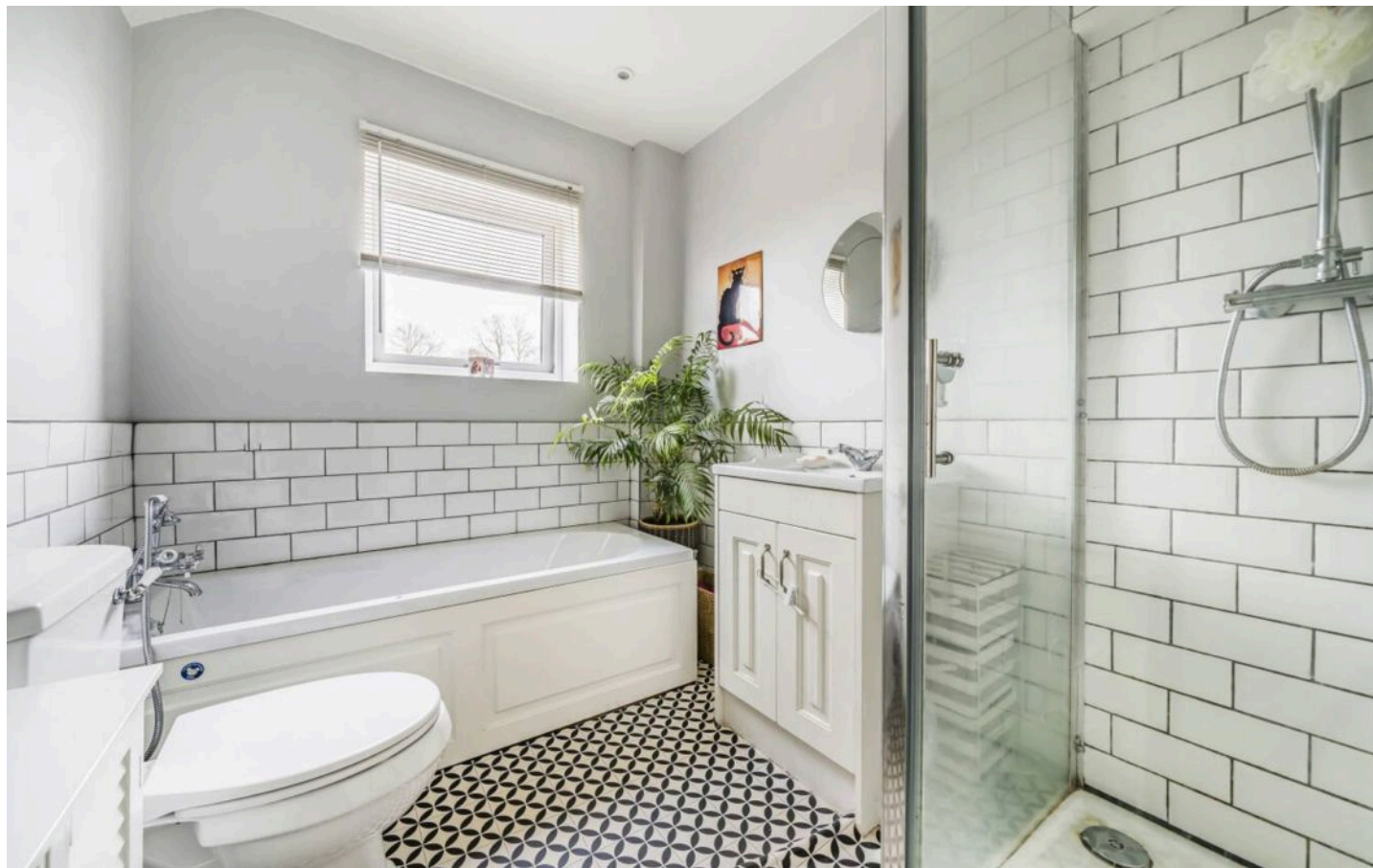
EPC Environmental Impact Rating: F



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Cropton is a beautiful village with a thriving community and peaceful charm. It has a Church, Village Hall, First School, one public house, sports field with playground and Clive's of Cropton Farm Shop. There's an annual Cropton "walk about" which brings the community together including the neighbouring villages of Fladby and Charlton which offers similar amenities. Slightly further afield, Pershore train station or Worcestershire Parkway Station provides links directly to London Paddington or Worcester Shrub Hill travelling on to Birmingham. The motorway is approximately nine miles distant at Worcester junction 7 of the M5, bringing Birmingham to the north and Bristol to the south within commutable distance. Other main centres are the historic market town of Evesham which offers a wide range of amenities which include shops, banks, building societies, Post Office, restaurants & takeaways, Tesco's, Morrisons and Waitrose supermarkets as well as an M&S food store., Stratford-upon-Avon with the theatre and racecourse, Cheltenham with National Hunt horse racing and the Everyman Theatre and major main shopping facilities, Worcester with famous Cathedral and equally famous cricket club together with the River Severn and good shopping centre.





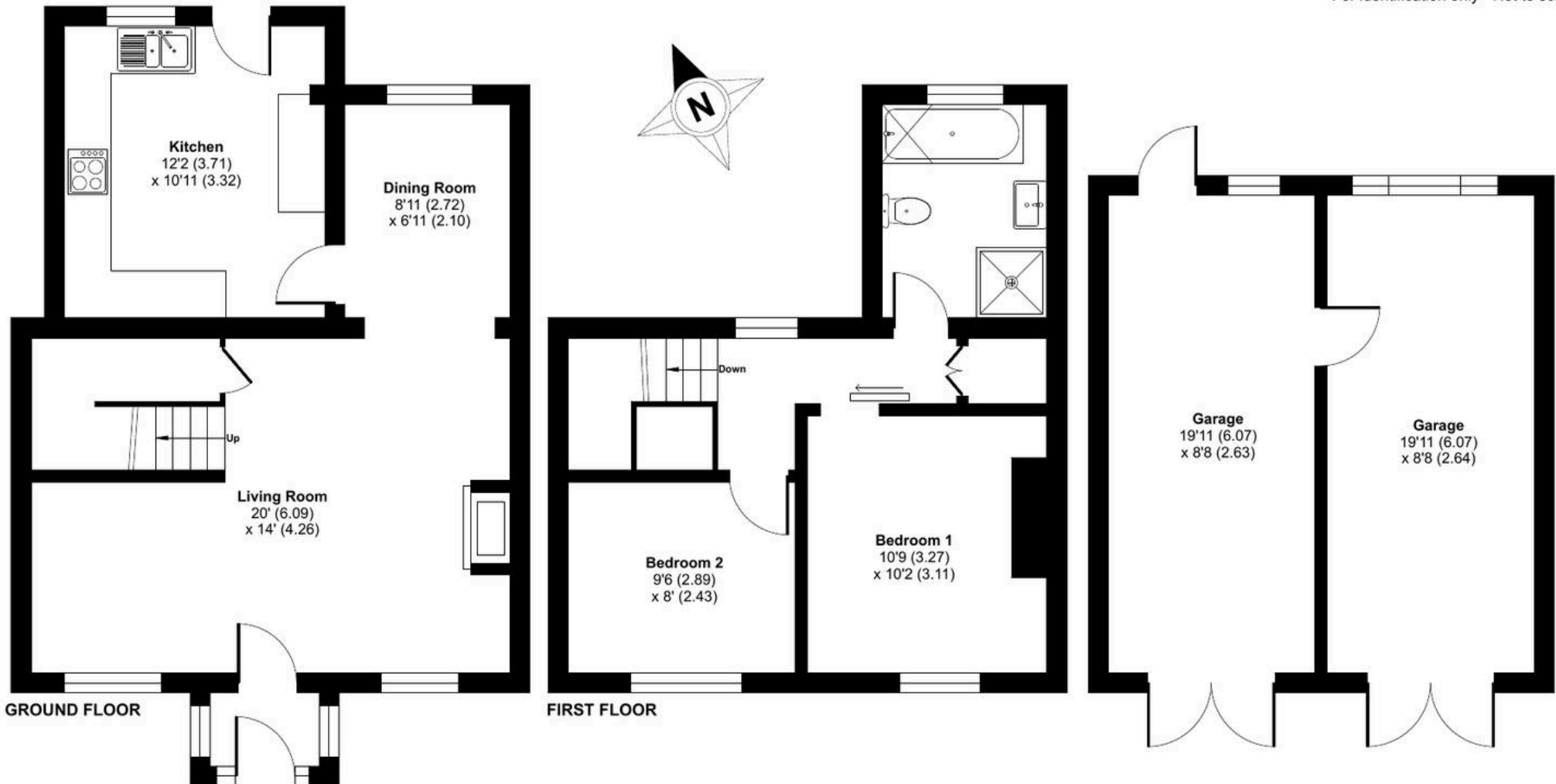
Sunnyside, Main Road, Cropthorne, Pershore, WR10

Approximate Area = 859 sq ft / 79.8 sq m

Garage = 354 sq ft / 32.8 sq m

Total = 1213 sq ft / 112.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Jason Jones & Associates. REF: 1252111



Jones & Associates

14 Bridge Street, Pershore - WR10 1AT

01386 291010 • info@jjaa.co.uk • www.jjaa.co.uk/

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