



**Rosedale Broadway Lane, Fladbury**  
Pershore

Guide Price **£775,000**





## Rosedale Broadway Lane

Fladbury, Pershore

- A stunning Victorian style 5 double bedroom property, located in Fladbury
- A property of exceptional presentation, showcasing an abundance of original features and an immaculate finish
- 26'2 x 14'11 Living room with a central wood burning stove, a grand bay window & French doors to the rear garden
- Fully fitted kitchen, with a through dining room, which incorporates a lantern window and French doors to the rear garden
- A grand entrance hall, and additional reception room with an additional wood burning stove
- Utility room and two cloakrooms, located on the ground and first floors
- Five beautifully appointed double bedrooms, with an en-suite bathroom, shower room and a separate bathroom
- A 15'3 x 12'4 dry and well finished cellar
- Rosedale is located on a spacious plot with ample parking to the front, and a very generous rear garden with side access for large vehicles or a motorhome
- Located in the charming village of Fladbury

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D



Rosedale is an exquisite Victorian-style residence offering five double bedrooms, set within the highly sought-after village of Fladbury. This outstanding home combines timeless architectural character with a flawless contemporary finish, showcasing an abundance of original features alongside beautifully curated interiors.

Upon entering, a grand hallway sets the tone for the property's elegance. The accommodation includes an impressive 26'2 x 14'11 living room, complete with a central wood-burning stove, a magnificent bay window, and French doors opening directly onto the rear garden. The fully fitted kitchen flows seamlessly into a bright and spacious dining room, enhanced by a lantern window and further French doors, creating an exceptional space for both family living and entertaining. An additional reception room, also featuring a wood-burning stove, provides further versatility.

Practical living is well considered, with a utility room and two cloakrooms located across the ground and first floors.

The first floor hosts five generously proportioned and beautifully appointed double bedrooms. These are served by a well-designed suite of bathrooms, including an en-suite to the principal bedroom, a stylish shower room, and a separate family bathroom.

A further highlight of the property is the well-finished, dry cellar measuring 15'3 x 12'4, offering excellent additional storage or potential for further use.

Externally, Rosedale occupies a spacious plot, with ample parking to the front and a particularly generous rear garden. Side access allows for the accommodation of larger vehicles or a motorhome.

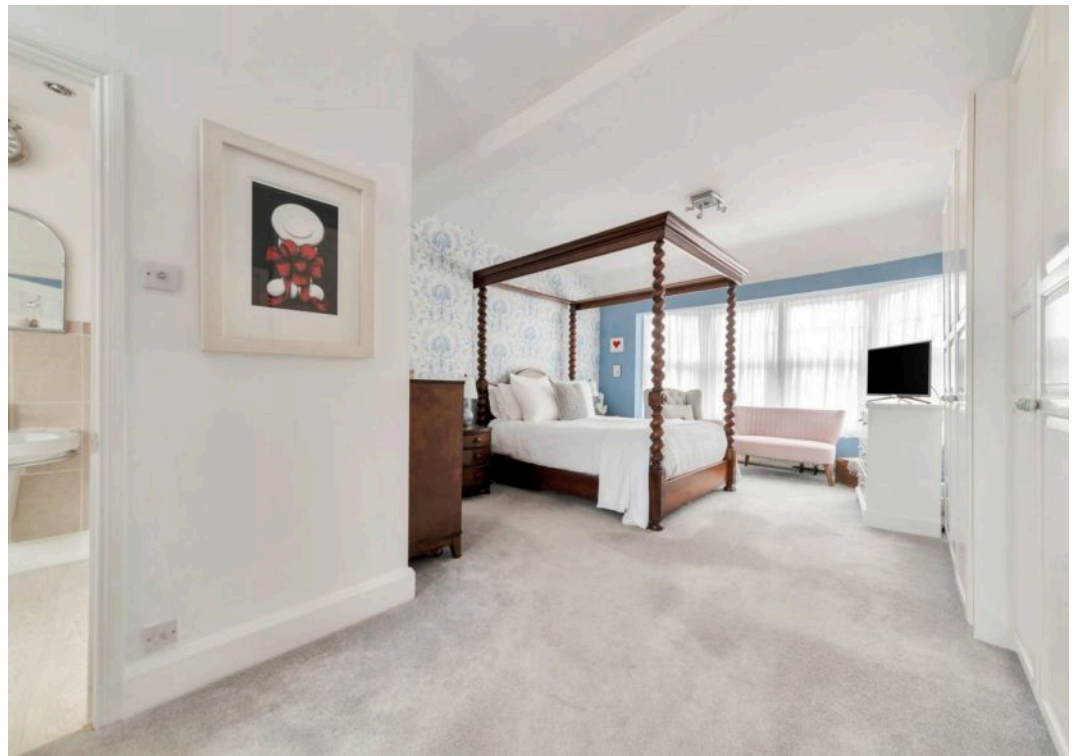
Perfectly positioned in the heart of Fladbury, a picturesque and charming village, this property offers an enviable blend of period elegance, modern comfort, and exceptional presentation.



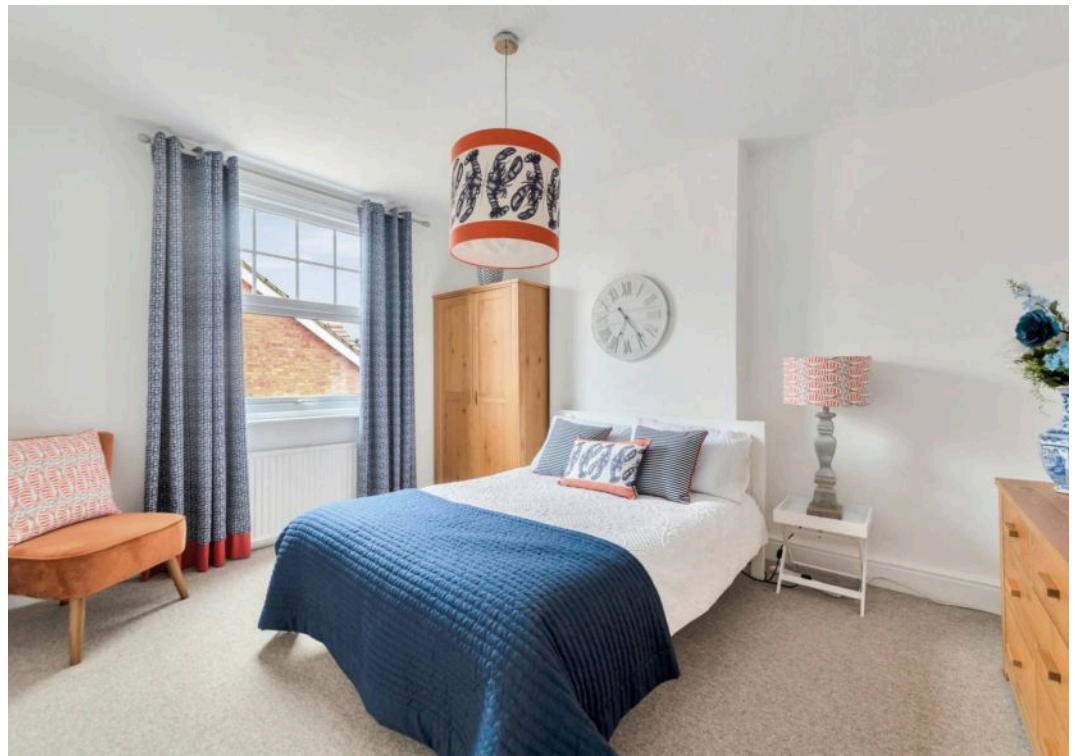












# Broadway Lane

Approximate Gross Internal Area = 262.6 sq m / 2827 sq ft

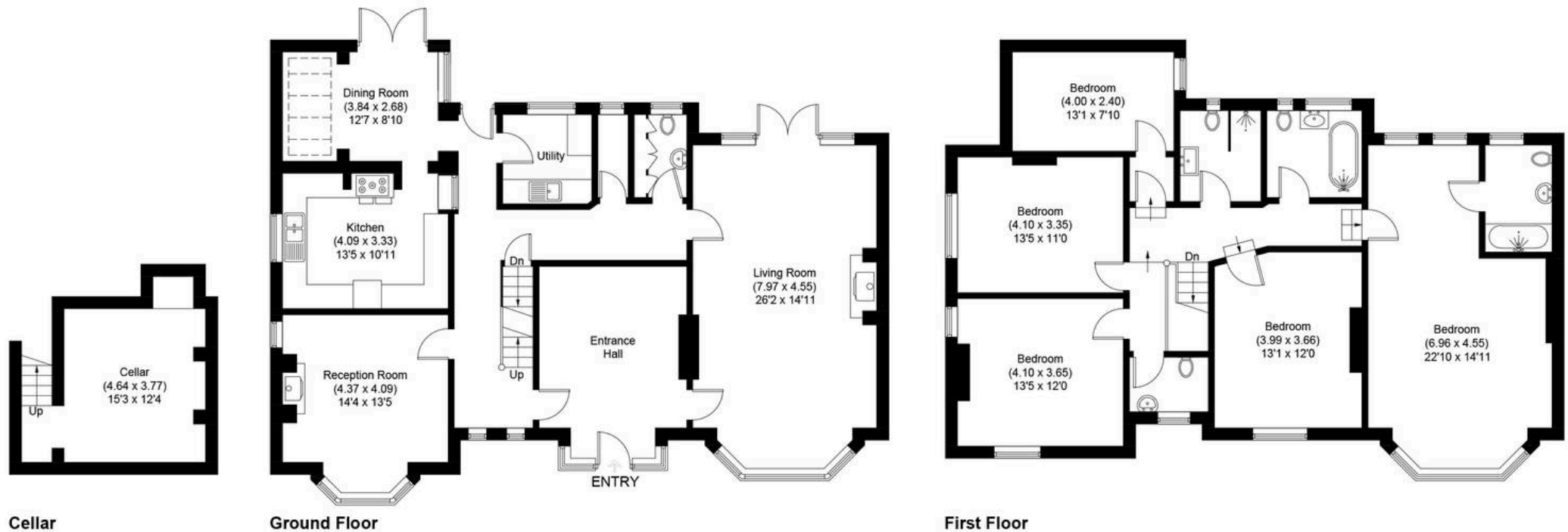


Illustration for identification purposes only, measurements are approximate, not to scale.





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