



The Glebe, Evesham Road, Fladbury, Pershore
Worcestershire

Offers Over **£800,000**

 **JONES &
ASSOCIATES**
BESPOKE ESTATE AGENCY



Introduction

Prospective Purchasers are offered a rare opportunity to obtain this unique distinctive property as it has only been occupied by two families since it was first built in 1927, as the farmhouse for the surrounding land. The current Owner has lived in it for the last 53 years, during which time it has been sympathetically extended, modernised and well maintained.





The Glebe

The prime features comprise:

- Purpose-built modern kitchen constructed from solid pippy-oak, including large corner fridge, freezer, steam oven, conventional oven, micro-wave, 5-burner hob, double sink unit with waste-disposal and marble worktop. A wall-mounted wrought iron wine rack can accommodate more than 100 bottles and an electrically operated dumb-waiter serves the first floor.
- Laundry with continuation of pippy-oak furniture and tiling to match kitchen.
- Reception/Sitting Room area with discreet hydraulically driven passenger lift to upstairs lounge, gas fire within attractive fireplace and access door into garage.
- Study with full office facilities and work stations for two people, which could easily be converted into a fifth bedroom, if required.
- Dining Room with attractive cast iron and tiled fireplace.
- Ground Floor Shower Room with usual facilities.

Prime features continued on next page.





The Glebe

Prime features continued:

- Large First Floor Lounge with gas fire built within a York stone, hand-built fireplace, leading through tilt/slide doors onto a west facing balcony with views to Bredon and the Malverns, fitted with flower-troughs and automatic watering.
- Main bedroom with en-suite facility and tilt/turn windows onto the main balcony and a secondary Juliet balcony, again with flower-troughs and watering.
- Upstairs Family Bathroom with double corner bath and separate shower.
- Double Glazed windows and doors throughout, generally with aluminium powder-coated frames.
- Comprehensive Intruder Alarm system installed and serviced by Chubb Security.







The Glebe

Location

The property is located to the northside of the picturesque village of Fladbury on the banks of the River Avon, which offers excellent amenities, including primary school, church, village hall, social club, two public houses and butcher's shop. Active sporting facilities are available in the way of football/cricket pitches and tennis club with pavilion; canoe club on the riverside; Evesham Golf Club on the northern perimeter.

Shopping is accommodated within the two local towns of Evesham and Pershore, both of which have several supermarkets with free car parking as well as further sports and recreational facilities.

Fladbury is within the catchment area of the highly regarded Pershore High School and well-known private schools are available in Worcester and Cheltenham.

Evesham Railway Station has direct services to London Paddington and other major cities; the area also has excellent road links to the M5, M40 and M42 network, providing quick and easy access to Birmingham, Gloucester, Cheltenham and Bristol.

The property is centrally located within the Vale of Evesham which is famous for high quality asparagus and all other market garden produce, as well as its beautiful country and riverside walks. The Cotswolds are on its doorstep, Broadway being little more than a 10 minute drive away.



Evesham Road, Fladbury, Pershore, WR10 2QR

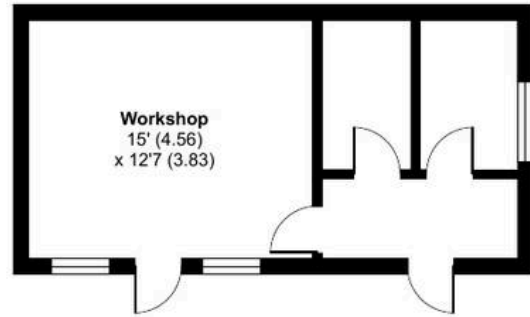
Approximate Area = 2454 sq ft / 227.9 sq m

Garage = 316 sq ft / 29.3 sq m

Outbuilding = 324 sq ft / 30.1 sq m

Total = 3094 sq ft / 287.3 sq m

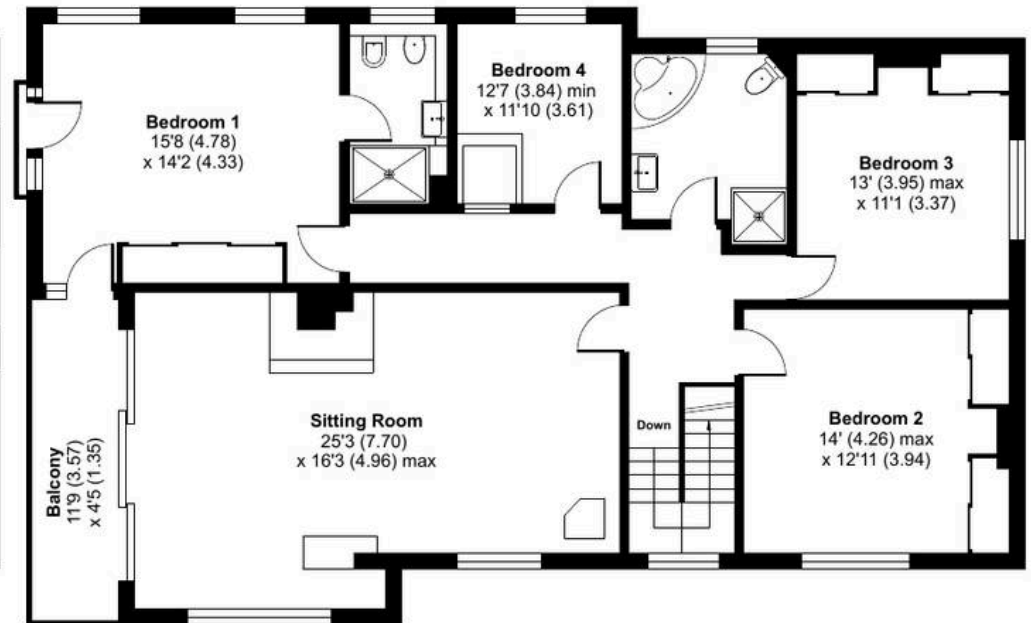
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OUTBUILDING



GROUND FLOOR



FIRST FLOOR



Jones & Associates

14 Bridge Street, Pershore - WR10 1AT

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

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