



Rose Cottage Wick Road, Little Comberton

Pershore

Guide Price **£750,000**

 **JONES &
ASSOCIATES**
BESPOKE ESTATE AGENCY



Rose Cottage Wick Road

Little Comberton, Pershore

- Charming Georgian-style four-bedroom period home blending historic character with modern comfort
- Inviting living room featuring exposed ceiling timbers and a striking inglenook fireplace with traditional hooded canopy
- Separate snug/study offering a peaceful retreat or ideal home office, with cast-iron fireplace and built-in shelving
- Spacious country-style kitchen/dining room with painted cabinetry, granite and solid wood worktops, and a central island
- Twin sets of French doors opening to the garden, creating a bright and airy living space
- Vaulted garden room with arched feature window and glazed doors connecting seamlessly to the terrace
- Principal bedroom suite with built-in wardrobes and an elegant en suite bathroom
- Three additional double bedrooms, each with period details including decorative fireplaces
- Beautifully landscaped gardens with patio seating areas, mature planting, a Victorian-style greenhouse, and kitchen garden. Generous front parking area
- Located in the sought-after village of Little Comberton, at the foot of Bredon Hill (Cotswolds AONB).



A charming and beautifully maintained four-bedroom period home, Rose Cottage is a quintessential English property that blends Georgian character with contemporary comfort. Originally built in Georgian style and thoughtfully extended, it combines the warmth of exposed beams, original fireplaces, and a light-filled vaulted modern extension.

The inviting entrance opens into a cosy living room with exposed ceiling timbers and a striking inglenook fireplace with a traditional hooded canopy.

A separate snug/study provides a peaceful retreat or an ideal home office, complete with a decorative cast-iron fireplace and built-in shelving.

The inner hall connects to a spacious kitchen/dining room, fitted in a classic country style with painted cabinetry, granite & solid wood worktops, and a central island. Twin sets of French doors open to the garden, flooding the space with light. A utility/boot room with additional storage and a cloakroom/WC sits conveniently to the rear.

At the heart of the home, the garden room is a true highlight — a vaulted, glazed living space with a stunning arched feature window and doors opening directly onto the terrace. Perfect for year-round enjoyment, it seamlessly connects indoor and outdoor living.

On the first floor, the principal bedroom suite enjoys generous proportions, built-in wardrobes, and an en suite bathroom finished with soft tones and traditional fittings, including a full-size bath.

Three further double bedrooms each feature built-in wardrobes and charming period details such as exposed floorboards and decorative fireplaces. A bright family bathroom completes the upper floor, with a contemporary white suite.



Rose Cottage is set within a beautifully landscaped garden, full of mature shrubs, climbing roses, and established trees. The patio seating area to the rear of the property provides an ideal spot for outdoor dining and relaxation, while the Victorian-style greenhouse and kitchen garden offer space for home-grown produce. To the front, the property benefits from generous parking provision.

Location

Little Comberton is a picturesque and highly sought-after Worcestershire village, nestled at the foot of Bredon Hill within the Cotswolds Area of Outstanding Natural Beauty. Rich in history and traditional architecture, the village is characterised by its thatched cottages, period homes, and peaceful tree-lined lanes. Despite its rural charm, Little Comberton offers excellent accessibility – the nearby towns of Pershore and Evesham provide a wide range of shops, cafes, and amenities, while Worcester and Cheltenham are easily reached for broader retail, cultural, and schooling options. The surrounding countryside offers beautiful walks, bridleways, and cycle routes, creating an idyllic setting that combines tranquility with convenience.

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.

Tenure: FREEHOLD

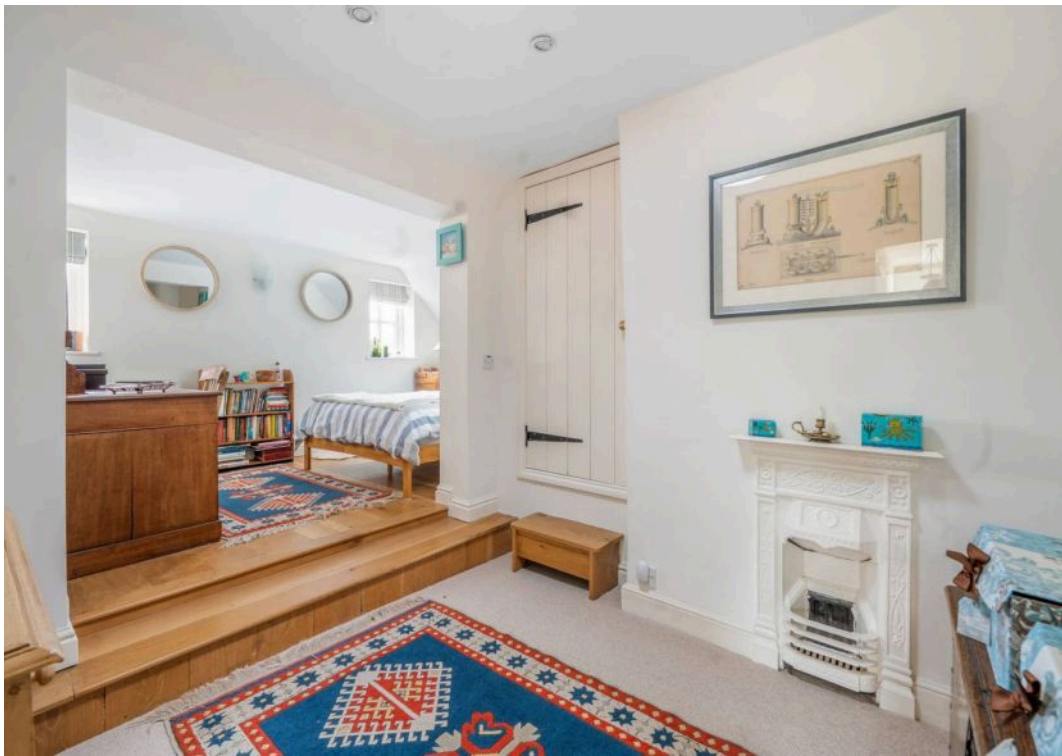
EPC Rating: To be confirmed

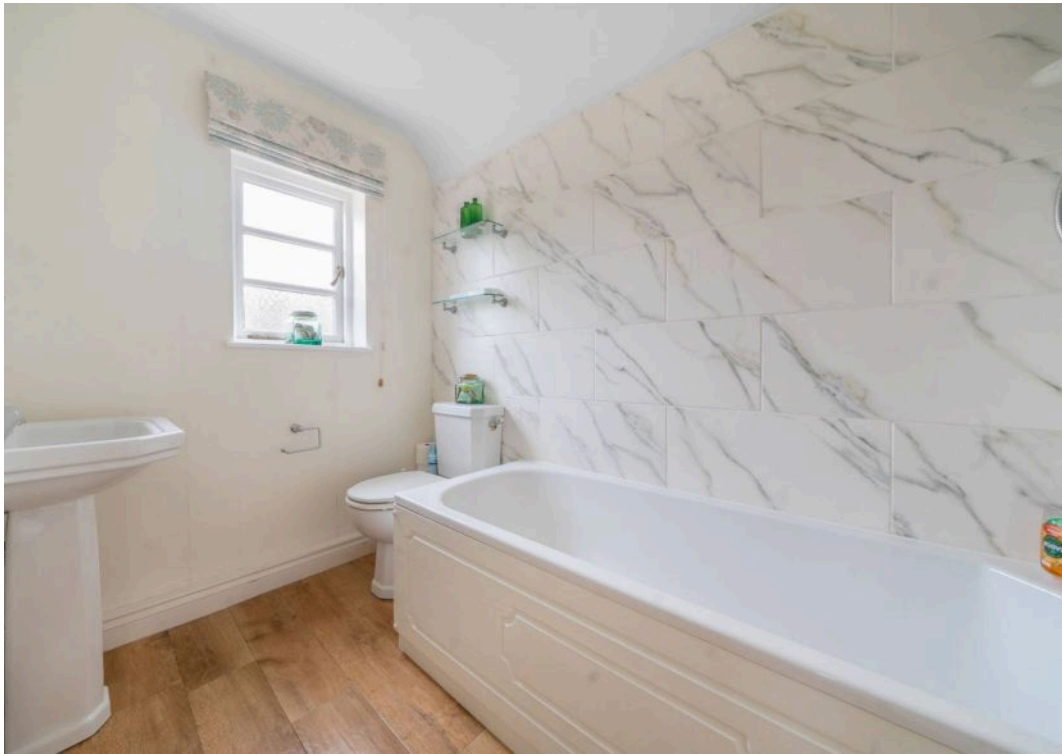
Local District Council: Wychavon

Council Tax band: E









Rose Cottage, WR10 3EG

Approximate Gross Internal Area = 167.9 sq m / 1807 sq ft

Outbuilding = 6.7 sq m / 72 sq ft

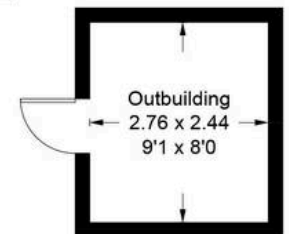
Total = 174.6 sq m / 1879 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1246660)



Jones & Associates

14 Bridge Street, Pershore - WR10 1AT

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