



Gainsborough House Boon Street, Eckington

Pershore

Guide Price **£750,000**

 **JONES &
ASSOCIATES**
BESPOKE ESTATE AGENCY



Gainsborough House Boon Street

Eckington, Pershore

- No onward chain.
- Beautifully refurbished five double bedroom period home combining timeless character with modern elegance.
- Located in the sought-after Bredon Hill village of Eckington, with amenities including a shop, primary school, church, and two pubs.
- Three floors of spacious, light-filled accommodation extending to over 2,200 sqft.
- Welcoming entrance hall with herringbone flooring, cloakroom, and ornate staircase.
- Dual-aspect living room featuring a Georgian sash window and log-burning stove within a handcrafted fireplace.
- Stunning open-plan kitchen/dining room with navy shaker cabinetry, granite worktops, copper accents, and French doors to the terrace.
- Luxurious family bathroom with freestanding roll-top bath, walk-in shower, and bespoke vanity.
- Beautifully landscaped garden with large entertaining terrace, second seating area, and off-road parking.

Beautifully presented and thoughtfully refurbished, this stunning five double bedroom period home combines timeless character with elegant modern styling. Set within the highly sought-after Bredon Hill village of Eckington, the property offers generous accommodation arranged across three floors, complemented by landscaped gardens and off-road parking.

Ground Floor

A welcoming entrance hall with herringbone flooring sets the tone for the home's elegant interior, combining family practicality with a cloakroom and access to an ornate staircase. From here, the hall leads into a dual-aspect living room, where a large Georgian sash window and a log-burning stove set within a beautifully crafted fireplace create the perfect setting for cosy evenings.

The central family room, with its charming bay window, provides a versatile second sitting area or playroom, flowing through to the showpiece kitchen and breakfast/dining room. This beautifully designed space includes navy shaker-style cabinetry with granite worktops, copper fixtures, and integrated appliances, including a range cooker and American-style fridge-freezer (negotiable). Wide French doors open to the terrace and rear garden, creating an ideal space for entertaining. An additional reception room adjacent to the kitchen completes the ground-floor accommodation.

First Floor

The first floor offers three well-proportioned bedrooms, each filled with natural light and character, and a contemporary shower room. The spacious principal bedroom features dual aspect windows and wall-to-wall built-in wardrobes.



Second Floor

The top floor features a further suite of beautifully presented bedrooms, distinguished by charming sloped ceilings and exposed beams. These versatile spaces are ideal for use as an additional bedroom, guest suite, or creative studio. A generous and stylish family bathroom completes the level, showcasing a freestanding roll-top bath, walk-in shower, and bespoke vanity – the perfect retreat for relaxation.

Outside

The rear garden is beautifully landscaped, with a large paved terrace for outdoor dining and a well-kept lawn bordered by mature planting. At the far end, a second seating area offers a private retreat surrounded by greenery, and there is a wooden garden shed. The front driveway provides convenient off-road parking.

Location

Situated in the highly sought-after village of Eckington, the property enjoys close proximity to a wealth of amenities including a church, primary school, village shop, two traditional public houses, and a hairdresser – all contributing to the vibrant community atmosphere.

Tenure: FREEHOLD

EPC Rating: C

Local District Council: Wychavon

Council Tax band: E











Boon Street

Approximate Gross Internal Area
Ground Floor = 87.1 sq m / 937 sq ft
First Floor = 59.9 sq m / 645 sq ft
Second Floor = 59.9 sq m / 645 sq ft
Total = 206.9 sq m / 2227 sq ft

 = Reduced headroom below 1.5m / 5'0

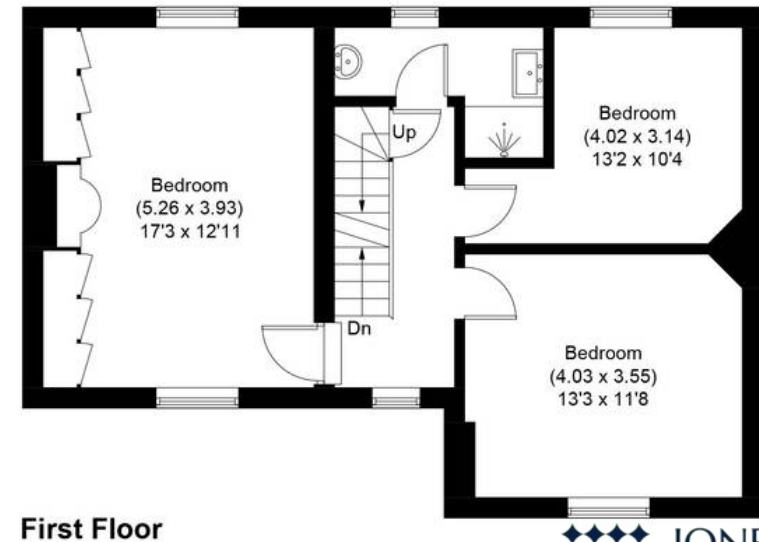
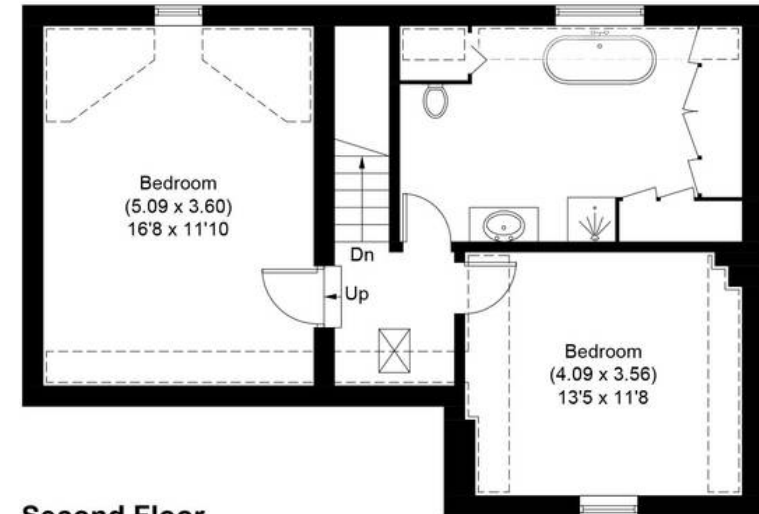
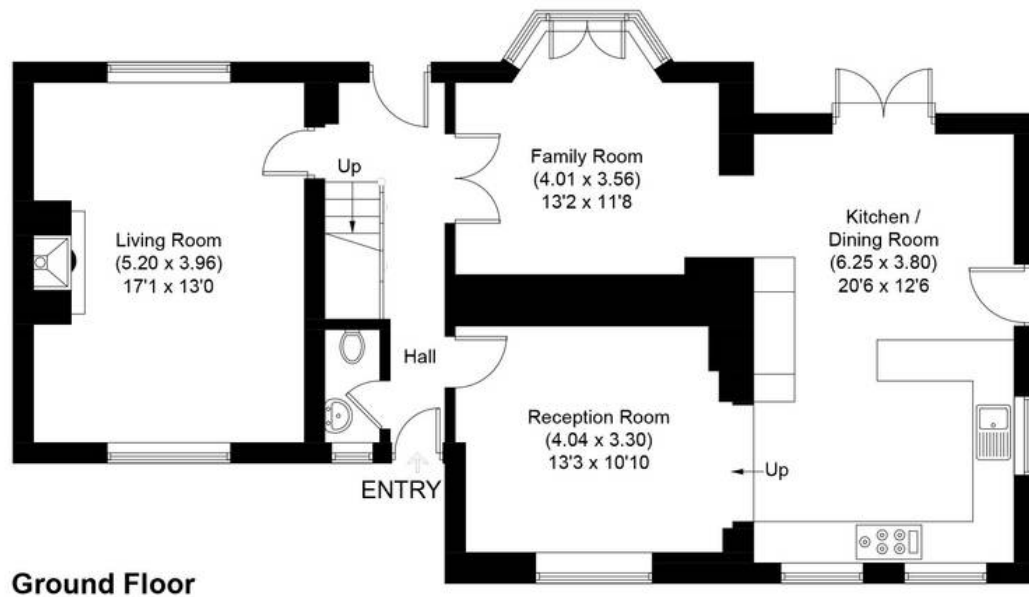


Illustration for identification purposes only, measurements are approximate, not to scale.



Jones & Associates

14 Bridge Street, Pershore - WR10 1AT

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