



## 5 Dorrells Orchard, Bishampton

Worcestershire

Guide Price **£875,000**





## 5 Dorrells Orchard

Bishampton, Pershore

- An impressive & exceptionally maintained five-bedroom detached property
- Located in a prestigious small development of five homes
- Approximately 2,600 sq ft of accommodation, featuring three reception rooms and three bathrooms
- 22'8" x 14'10" (max) living room featuring an elegant fireplace
- Impressive kitchen/breakfast room with granite worktops
- Grand entrance hall & cloakroom
- Expansive principal bedroom suite featuring a range of fitted wardrobes and a stylish en-suite shower room
- Main shower room includes a built-in sauna
- Beautifully maintained gardens, a triple garage & ample parking
- Highly regarded village of Bishampton, offering local amenities, pub dining, and excellent commuter links

EPC Energy Efficiency Rating: C

Council Tax band: G

Tenure: Freehold





Set within an exclusive development of just five homes, this exceptional five-bedroom detached property offers approximately 2,600 sq ft of immaculately presented living space, thoughtfully designed for both family living and entertaining.

The accommodation includes three generous reception rooms, a grand entrance hall with cloakroom, and a spacious living room measuring 22'8" x 14'10" (max), centred around an elegant fireplace. The heart of the home is the impressive kitchen/breakfast room, complete with granite worktops and quality fittings throughout.

The expansive principal bedroom suite boasts a comprehensive range of fitted wardrobes and a stylish en-suite shower room, while the main shower room further benefits from a built-in sauna, offering a touch of luxury.

Externally, the property features beautifully maintained gardens, a substantial triple garage, and ample driveway parking.


Located in the highly regarded village of Bishampton, residents enjoy access to local amenities including a convenience store, Post Office, dining at the popular local pub, and excellent commuter links via nearby Pershore and Worcestershire Parkway stations, as well as the M5 motorway.

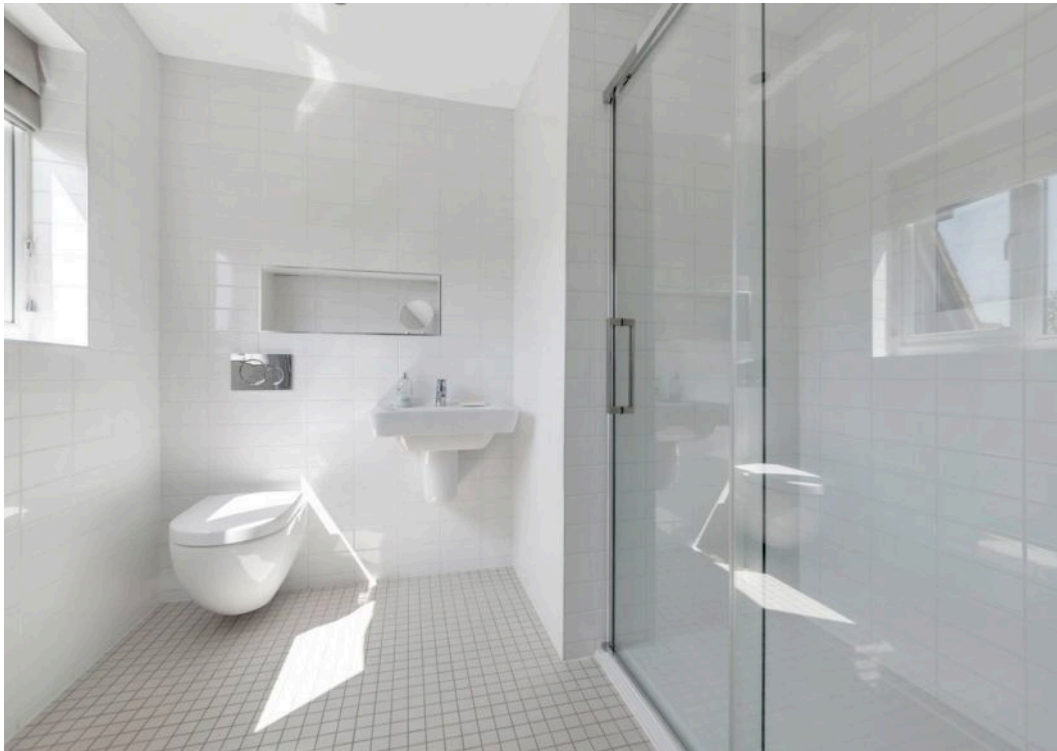






## Energy Efficiency Rating

|   | Current   | Potential   |
|---|-----------|---|
| Very energy efficient - lower running costs |           |   |
| (92+) <b>A</b>                              |           |   |
| (81-91) <b>B</b>                            |           |   |
| (69-80) <b>C</b>                            | <b>73</b> | <b>77</b>   |
| (55-68) <b>D</b>                            |           |   |
| (39-54) <b>E</b>                            |           |   |
| (21-38) <b>F</b>                            |           |   |
| (1-20) <b>G</b>                             |           |   |
| Not energy efficient - higher running costs |           |   |
| <b>England, Scotland &amp; Wales</b>        |           | EU Directive 2002/91/EC  |



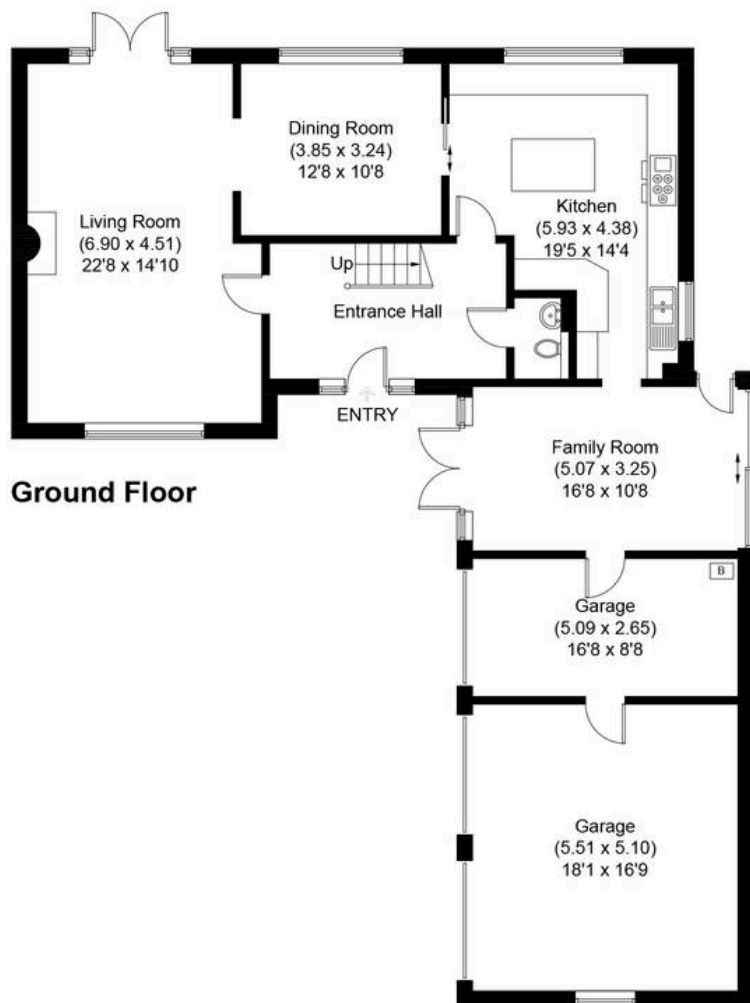






# Dorrells Orchard

Approximate Gross Internal Area  
 Ground Floor = 140.4 sq m / 1511 sq ft  
 (Including Garage)  
 First Floor = 139.1 sq m / 1497 sq ft  
 Total = 279.5 sq m / 3008 sq ft



= Reduced headroom below 1.5m / 5'0"

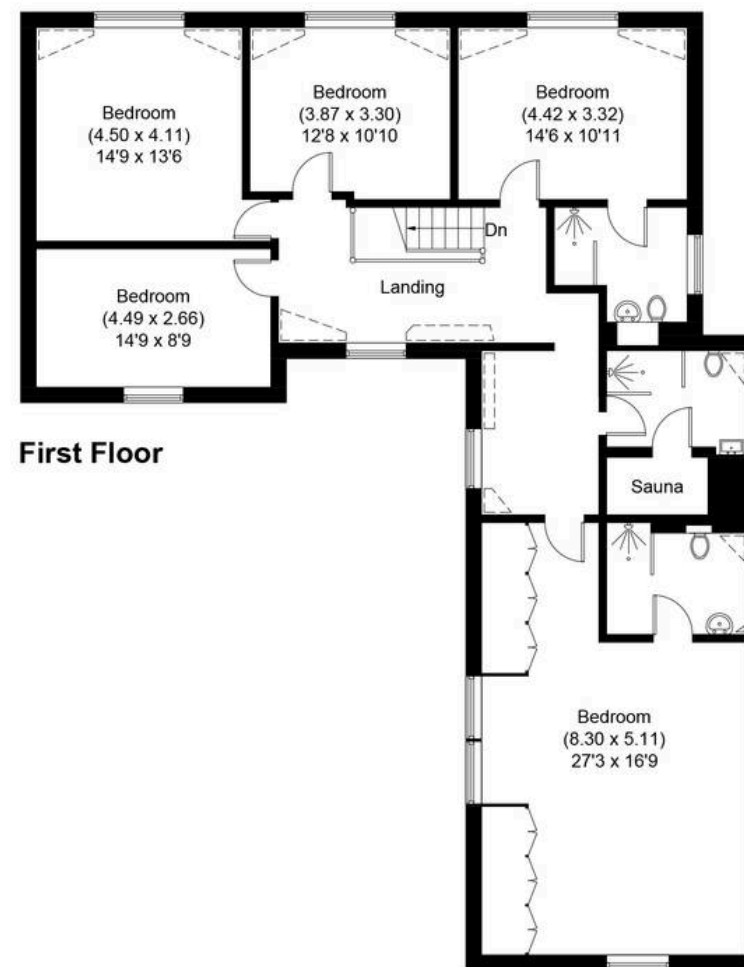


Illustration for identification purposes only, measurements are approximate, not to scale.





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