



Loafers Cottage Lazy Lane, Fladbury

Pershore

Guide Price **£625,000**

 **JONES &
ASSOCIATES**
BESPOKE ESTATE AGENCY



Loafers Cottage Lazy Lane

Fladbury, Pershore

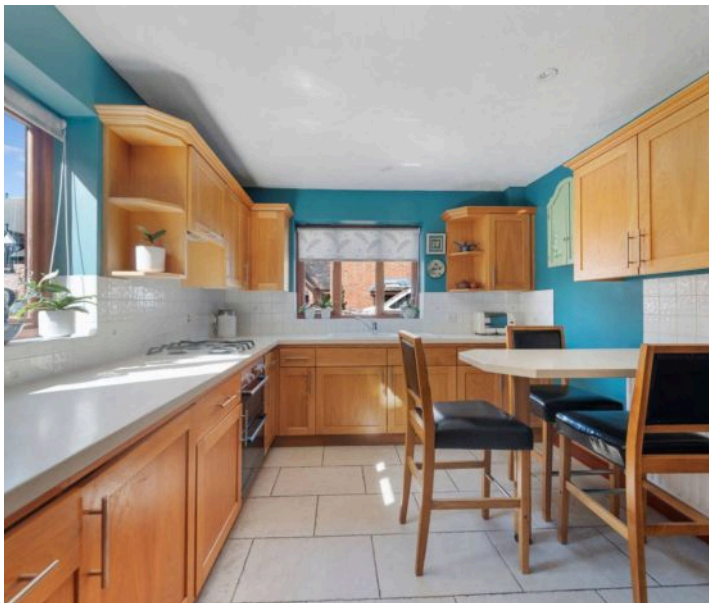
- Well presented & spacious four/five bedroom detached property
- Fitted kitchen/breakfast room
- Utility room & Worcester/Bosch boiler installed in 2021
- 18'7 x 12'8 Living room with gas fireplace and access to a conservatory
- Study, cloakroom and storage
- Main bedroom with an en-suite shower room
- Mains gas-fired central heating & double glazing throughout
- Mature landscaped gardens, Double garage and parking for two vehicles
- Located in the charming village of Fladbury

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



OFFERED CHAIN FREE – Set in the picturesque village of Fladbury, this well-maintained four/five-bedroom detached property offers generous accommodation, thoughtfully designed living spaces, and beautifully landscaped gardens—ideal for family life or those seeking a peaceful village setting.

Inside, the home features a spacious 18'7" x 12'8" living room with a gas fireplace and direct access to a bright conservatory, perfect for year-round relaxation. The fitted kitchen/breakfast room provides ample space for informal dining, and houses a Worcester/Bosch boiler installed in 2021, with access to a separate utility room. A study, cloakroom, and excellent storage complete the well-planned ground floor layout.

The main bedroom benefits from an en-suite shower room, with additional bedrooms served by a modern family bathroom. The property is fitted with mains gas-fired central heating and double glazing throughout, ensuring year-round comfort and energy efficiency.

Outside, the mature landscaped gardens offer a private and tranquil retreat, while a double garage and driveway provide parking for two vehicles. An entrance porch adds a practical and welcoming touch to this attractive home.

This spacious and versatile property combines comfort, functionality, and charm, all within a desirable village location with local amenities and beautiful countryside nearby.



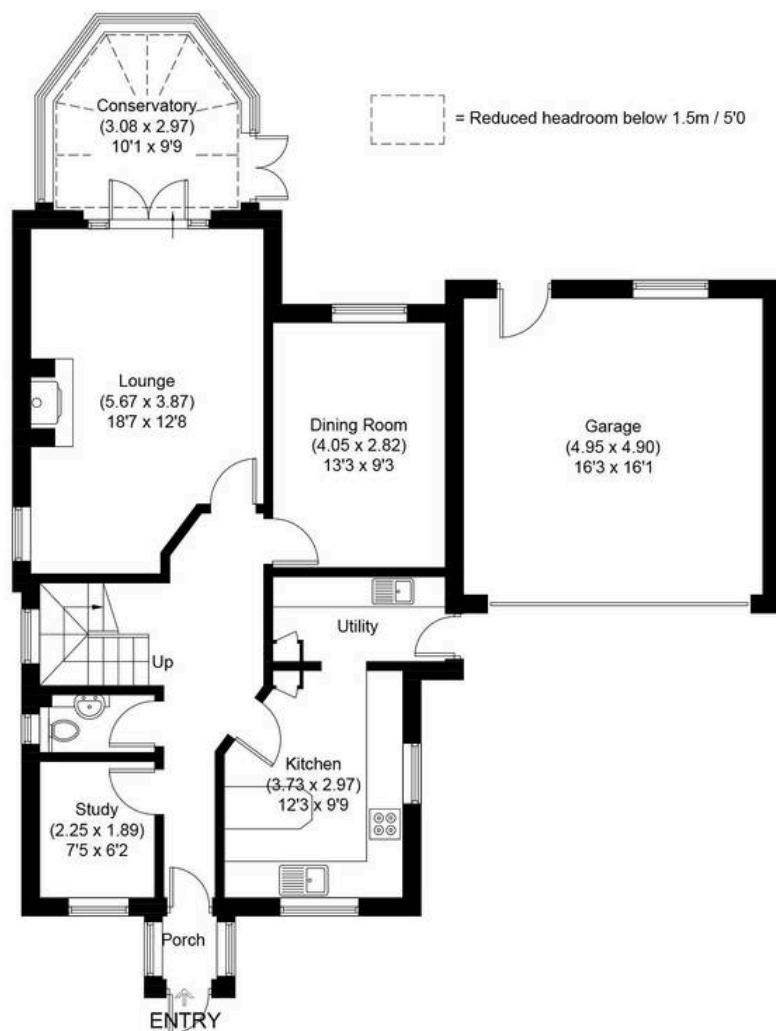


 JONES &
ASSOCIATES
BESPOKE ESTATE AGENCY

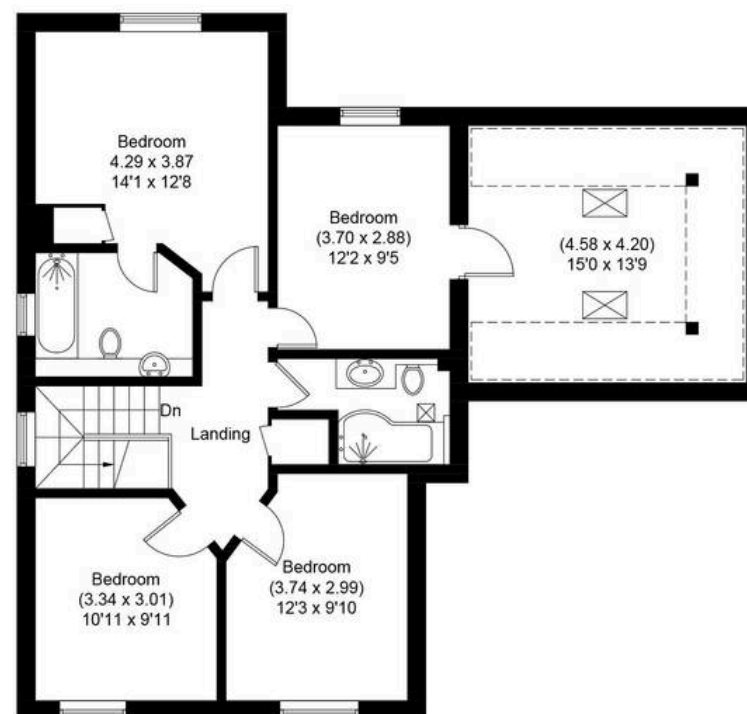


Lazy Lane

Approximate Gross Internal Area
 Ground Floor = 78.2 sq m / 842 sq ft
 First Floor = 89.1 sq m / 959 sq ft
 Garage = 24.4 sq m / 263 sq ft
 Total = 191.7 sq m / 2064 sq ft



Ground Floor



First Floor

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/

 **JONES &
ASSOCIATES**
BESPOKE ESTATE AGENCY

