



38 Hands Orchard

Great Comberton, WR10 3DZ

Offers Over £325,000

Johnson's

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FOR SALE
01386 761515



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We are delighted to bring to the market this lovely three-bedroom property, and a rare opportunity to acquire such an enviably located home in Great Comberton, a much sought after member of the 'Bredon Hill Villages'. With scope to contour into the home of your dreams, and stunning rural bliss with 'chocolate box' style cottages on your doorstep, this one is surely not to be missed.

38 Hands Orchard greets you with an attractive lawn and promise of an appealing family home. A traditional hallway entrance opens into a large and spacious living/ family area spanning the length of the property and offering ample light and versatility. A large patio door provides a year-round connection to nature and the garden area.

The kitchen space is generously sized with space to include a dining area, creating that real heart of the home feel and perfect for entertaining guests or providing family meals.



The property is perfectly functional to move into but has an enticing opportunity to renovate and provide style as well as practicality.

The downstairs accommodation is complimented by storage space, a ground floor WC and the added bonus of a utility room, offering plenty of solutions for a modern lifestyle or busy household.

Upstairs there are two generously sized double bedrooms and a third single bedroom, which could also serve as a home office, nursery or provide an array of options to suit your needs.

The upstairs accommodation also benefits from a good-sized family bathroom, which would benefit from some modernisation.



Outside there is a charming south-east facing garden, with plenty of opportunity to create a nature haven without having the task of daunting maintenance needs.

There is a patio area, which would make a perfect area for al fresco dining, a modest lawn area and enough space to accommodate a garden shed to provide storage options.

The location however provides endless opportunities to enjoy nature, with the property being in the Cotswolds Area of Outstanding Natural Beauty and Bredon Hill itself belonging to a protected nature reserve, country walks are almost on your doorstep.

Parking for this property is within a communal car park, and whilst the village itself currently has no shop, amenities are just a short commute away in the thriving market town of Pershore.





Nearby amenities

Bus stop	15 yards
Church	0.2miles (St Michael & All Angels Church)
Village hall	0.3miles
Supermarket	2.4miles (Asda, Pershore)
Pub	2.8miles (The Queen Elizabeth Inn, Elmley Castle)
GP Surgery	2.6miles (Abbottswood Medical Centre)
Train Station	3.9miles (Persore)

Please be aware, these are by distance to the property, please get in touch with individual educational establishments to enquire about admission criteria/eligibility

Local Schools

Primary	Elmley Castle CofE First School (1.77 miles) Eckington CofE First School (2.05 miles) Abbey Park First and Nursery School (2.26 miles)
Secondary	Abbey Park Middle School (2.26 miles) Persore High School (3.2 miles) Bredon Hill Academy (3.61 miles)
SEN	Vale of Evesham School (5.4 miles)
Independent	Bowbrook House School (6.3 miles)

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Useful information:

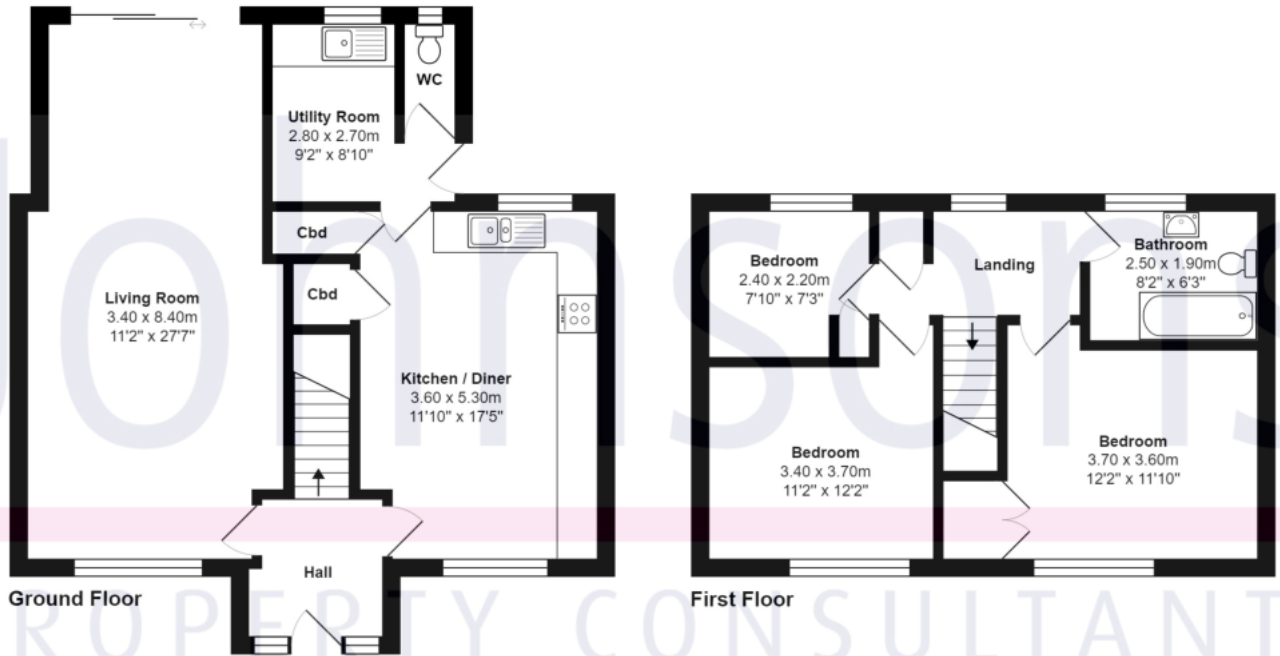
Tenure:	Freehold
Council Tax:	Band C (Payable to Wychavon District Council)
What3Words:	///spine.frostbite.became
Parish:	Great Comberton (Bredon Hill Ward)
Heating:	Boiler and radiators Mains gas
Windows:	Fully double glazed



The Energy Performance Certificate for this property is: **D (63)**

There is potential for the property to move to: **C (77)**

More details can be found at:
www.find-energy-certificate.service.gov.uk



Total Approx Area: 105.0 m² ... 1130 ft²
All measurements of doors, windows, rooms are approximate and for display purposes only.
No responsibility is taken for any error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

About the area

Great Comberton is a small village located at the foot of Bredon Hill and within the Cotswolds AONB. It is modestly equipped with an active church providing regular community services and a village hall which holds activities such as an Arts & Crafts group to join in with throughout the week. The village itself shares a community steeped in history, shared with its sibling village Little Comberton just a stone's throw away. For the keen explorer, there is an abundance of walking routes, including the neighbouring Bredon Hill nature reserve, but other options include National Trust sites such as Croome or riverside walks along the River Avon in Pershore.

The larger market town of Pershore nearby and accessible by car or a regular bus route, serves the village with the larger amenities, so convenience isn't lost in a quest for the idyllic rural retreat. It has great transport links with direct train links to Worcester or London. The town also benefits from a thriving arts and sports scene with an independent arts centre and local sports clubs and facilities, a good range of cuisines to suit every palate, and a good selection of practical amenities such as GP Surgeries, Pharmacies and Supermarket options.



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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If there are any matters that are likely to affect your decision to buy, please contact us before viewing the property.