



Bute House Hill Lane, Pershore, WR10 3HU  
Guide price £950,000

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Philip Laney & Jolly are delighted to introduce this exceptional DETACHED family home nestled in the heart of the highly sought-after village of ELMLEY CASTLE at the foot of Bredon Hill. Boasting a unique and spacious design, this residence offers FIVE generously-sized double bedrooms, ensuring ample space for your family's needs. The property is surrounded by substantial gardens with the rear south facing providing a picturesque setting and a serene environment for relaxation and outdoor activities. The spacious accommodation comprises of Entrance Hall, downstairs wc, a well-appointed kitchen/diner which is perfect for family gatherings and entertaining guests, while the living room and dining/family room are each equipped with feature fireplaces including 'Morso' log burners creating a cosy and inviting space during colder seasons. To the first floor Bedroom One is a sanctuary of its own, featuring a contemporary En-suite shower room and a walk-in wardrobe, adding a touch of luxury and convenience to your daily life. On this floor there are a further three double bedrooms all benefitting from built in storage and a family shower room. Ascending to the second floor is a light and airy landing which offers a versatile space that can be personalized to suit your needs. Double bedroom with plenty of space and a contemporary fitted bathroom.

Outside you will find the substantial gardens with a wide and spacious patio area perfect for entertaining in the summer and lawned areas surrounded by planted borders of trees and shrubs. To the front is a large recently renovated gated driveway providing ample parking. With double-glazed windows throughout, the home is bathed in natural light and a viewing is highly recommended of this unique property to explore the charm and comfort this residence has to offer. EPC: D Council Tax Band: G Tenure: Freehold Viewing Highly Recommended.

**Entrance Porch**

Entrance door. Ceiling light point. Tiled floor.

**Entrance Hallway**

Hardwood oak flooring. Wall lights. Radiator. Understairs storage cupboard. Stairs rising to first floor. Doors leading to:

**Living Room**

Double glazed door to rear garden with side panel windows. Double glazed window to side aspect. Double glazed window to front aspect. Feature fireplace, hearth and mantel with 'Morso' log burner. Parquet flooring. Two radiators. Two ceiling light points.

**Kitchen/Diner**

Double glazed door to rear garden with side panel windows. Double glazed window to rear aspect. Double glazed window to side aspect. Contemporary wall and base units with work surface atop. Ceramic one and half bowl sink and drainer with tiled splashbacks. Space for fridge freezer. Space for cooker. Space and plumbing for dishwasher. Karndean flooring. Two radiators. Spot lights from ceiling.

**Utility Room**

Obscure double glazed window to front aspect. Wall units with work surface atop. Space for undercounter fridge or freezers. Space and plumbing for washing machine. Space for tumble dryer. Radiator. Spot lights.

**Downstairs WC**

Obscure double glazed window to front aspect. Pedestal wash hand basin. Low level WC. Radiator. Ceiling light point.

**Inner Hallway**

Door to front. Double glazed door to rear garden. Karndean flooring. Storage cloakroom. Storage cupboard housing boiler. Ceiling light point. Radiator.

**Dining Room / Family Room**

Double glazed bi-fold doors to rear garden. Double glazed windows to front aspect. Two double glazed windows to side aspect. Feature fireplace, hearth and mantel with 'Morso' log burner. Radiator. Ceiling light point.





**Landing**

Double glazed window to front aspect. Obscure double glazed window to front aspect. Airing cupboard. Two radiators. Three ceiling light points. Stairs rising to second floor. Doors off to:

**Bedroom One**

Double glazed window to rear aspect. Double glazed window to side aspect. Walk in wardrobe with wall lights and two hanging rails. Built in wardrobe. Radiator. Ceiling light point.

**En-Suite**

Contemporary fitted suite comprising double shower cubicle with mains fed rainfall shower, wash hand basin atop vanity unit and low level wc. Tiled splashbacks. Extractor fan. Heated towel rail. Spot lights and wall lights.

**Bedroom Two**

Double glazed window to rear aspect. Two double glazed windows to side aspect. Built in wardrobe. Eaves storage. Two radiators. Ceiling light points.

**Bedroom Four**

Double glazed window to rear aspect. Built in wardrobe. Ceiling light point. Radiator.

**Bedroom Five**

Double glazed window to rear aspect. Storage cupboard. Pedestal wash hand basin with splashback. Radiator. Ceiling light point.

**Shower Room**

Double glazed window to side aspect. Shower cubicle with mains fed shower. Pedestal wash hand basin. Low level WC. Heated towel rail. Tiled walls. Tiled floor. Spot lights. Extractor fan.

**Second floor landing**

Double glazed window to rear aspect. Radiator. Ceiling light point. Eaves storage. Doors off to:

**Bedroom Three**

Double glazed window to rear aspect. Eaves storage. Radiator. Ceiling light point.

**Bathroom**

Double glazed window to rear aspect. Contemporary suite comprising Panelled bath with mains fed shower over, pedestal wash hand basin and low level wc. Tiled splashbacks. Tiled floor. Eaves storage. Radiator. Ceiling light point. Extractor fan.

**Rear Garden**

Spacious patio seating area across most of the width of the garden with lawned areas surrounded by borders planted with a variety of trees and shrubs and raised beds. Secure with dry stone wall and timber panel fencing. Gated side access.

**Parking**

Parking for the property is provided via the driveway to the front.

**Agents Note**

Agents Note - The property is being offered for sale by a connected person related to one of the members of staff of Philip Laney & Jolly Worcester and they are therefore 'connected persons' under the terms of the Estate Agents Act 1979 (as previously amended)

**COUNCIL TAX WYCHAVON**

We understand the council tax band presently to be

Council Tax Band : G

<https://www.gov.uk/council-tax-bands>

Wychavon District Council

<https://www.wychavon.gov.uk/benefits-and-council-tax/council-tax>

(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

**Financial Services**

Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.

If you require any mortgage assistance - please use the link :

<https://bit.ly/MortgageAdviceRequestPLJW>

Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.

**Floor Plan**

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.

**Services**

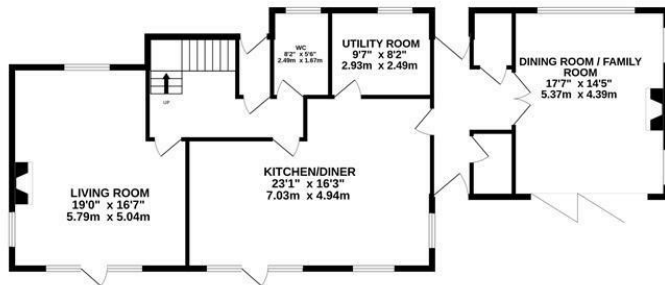
Mains electricity, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects.

**Tenure Freehold**

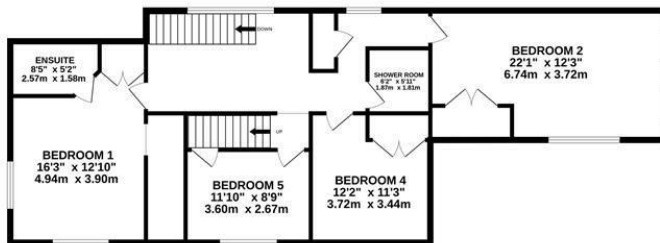
We understand that the property is offered for sale Freehold.



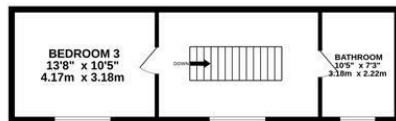
GROUND FLOOR



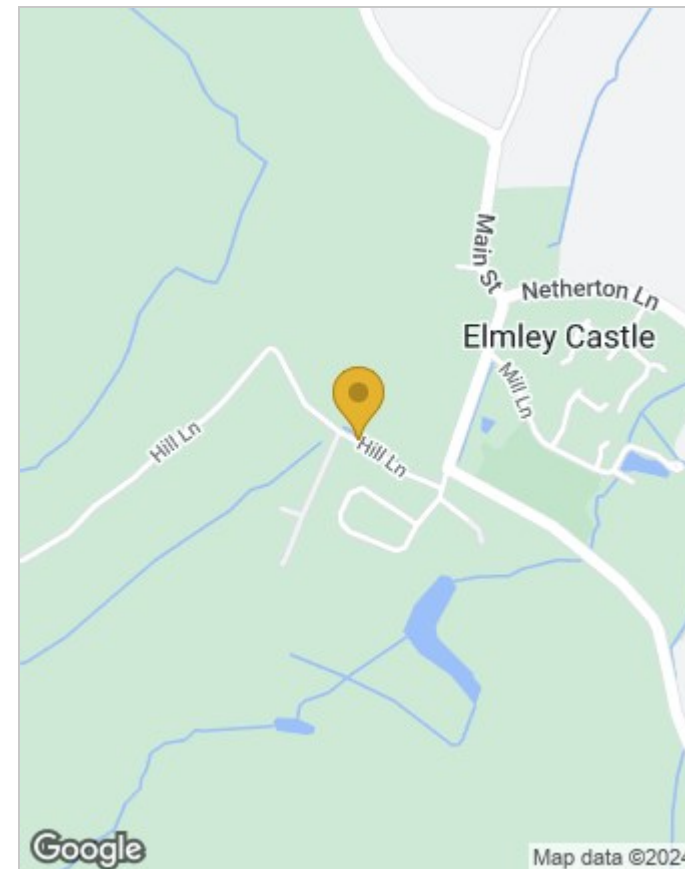
1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and 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 their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
		55	75
England & Wales		EU Directive 2002/91/EC	

## Viewing

Please contact our PLJ Worcester Office on 01905 26664 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.