



**Manor Farm Lane, Pinvin, Pershore, WR10 2ES**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
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# Property Description

**\*NO ONWARD CHAIN\*** A modern detached home offering spacious, versatile and well maintained accommodation situated in a quiet cul de sac location enjoying a high degree of privacy in the heart of this popular and sought after village. The location provides easy access to Pershore, local schooling, national road and rail networks. Located - what3words: Manor Farm Lane stands.dislodge.kitchen & Ashdown cigar.lifestyle.bloomers

The accommodation in brief comprises:

Porch  
Reception Hall  
Lounge  
Dining Room  
Kitchen Utility Room  
Study/Bedroom 4  
Three Double Bedrooms - 1 x Ground Floor 2 x First Floor - main Bedroom with Ensuite  
Shower Room  
Bathroom - Ground Floor

Outside, the property stands in a generous mature private plot with a walled lawned fore garden with paved patio area. A gated mono block frontage/driveway providing off road parking for 4+ cars accessing a Detached Double Garage (with up & over door, power and light and a side courtesy door). Outside courtesy light & cold water tap. Private southerly aspect.

Services: All mains services are connected. Central heating & double glazing is installed.







## Key Features

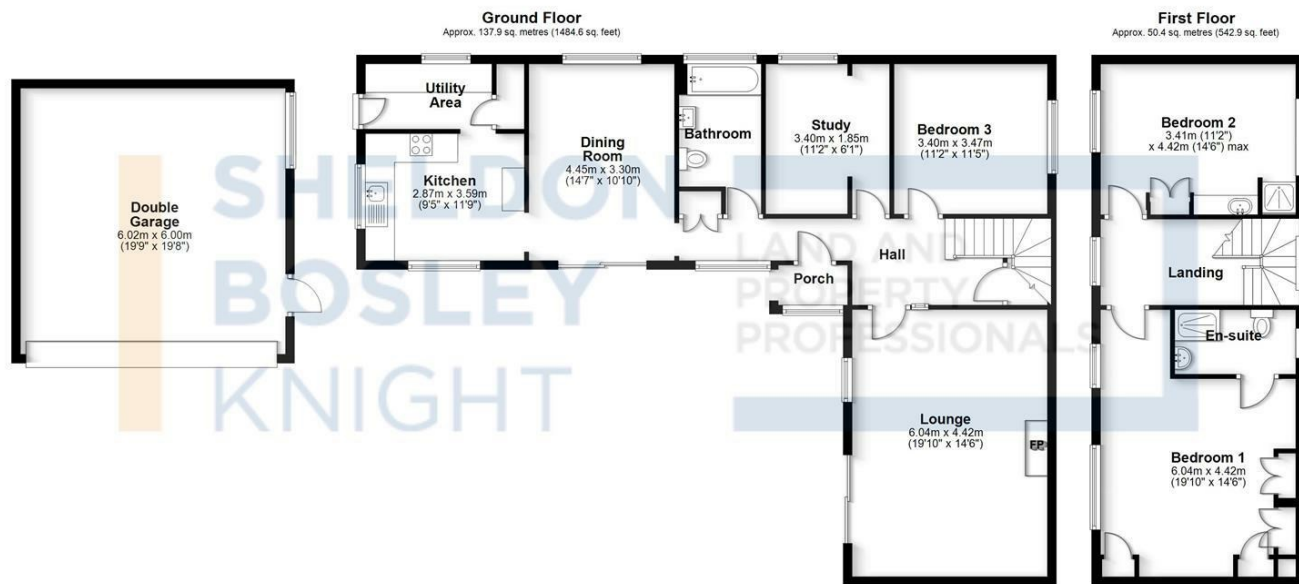
- A spacious, versatile & well maintained modern detached home
- Quiet cul de sac private location
- Popular & sought after village location
- Private mature garden - southerly aspect
- Off road parking for 4+ cars & a Detached Double Garage
- Central heating & double Glazing
- NO ONWARD CHAIN
- Viewing highly recommended

**Or Nearest Offer  
£550,000**









Total area: approx. 188.4 sq. metres (2027.5 sq. feet)

All efforts have been made to ensure the measurements are accurate, however these are for guidance purposes only.  
Plan produced using PlanUp.



EPC Rating - D

Tenure - Freehold

Council Tax Band - F

Local Authority  
Wychavon





We routinely refer clients to both our recommended legal firm and a panel of financial services providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee.

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