



**Butt Furlong, Fladbury, WR10 2QZ**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

This exceptional family home is nestled in the sought-after village of Fladbury, ideally positioned between the thriving market towns of Evesham and Pershore. Set on a generous plot, the property has been tastefully and comprehensively renovated throughout by the current owners, offering a blend of contemporary finishes and homely charm.

The ground floor welcomes you with a spacious hallway leading to a bright and elegant lounge with double doors opening onto the rear garden. A separate dining room offers an ideal setting for family meals or entertaining guests, while the well-fitted and modern kitchen flows conveniently into a utility area with rear access. Additionally, there is a further spacious family room, and a downstairs WC.

Upstairs, the layout comprises five comfortable bedrooms, including a superb principal suite with its own private en-suite bathroom. A stylish family bathroom and a separate shower room serve the remaining bedrooms. There is also a sixth room currently used as a storeroom, which could be transformed into a dressing room, study, en-suite, or an additional bedroom to suit personal needs.

The rear garden is a real standout feature—peaceful, private, and mainly laid to lawn with mature borders and space to relax or entertain. It also benefits from a spacious shed, perfect for storage or hobby use. To the front, the property is equally attractive, with a lawned area and ample off-road parking.

This beautifully presented home is perfect for families seeking a stylish and flexible living space in a desirable village setting.







## Key Features

- FULLY RENOVATED FAMILY HOME
- LOCATED IN POPULAR FLADBURY VILLAGE
- FIVE BEDROOMS PLUS VERSATILE SIXTH ROOM
- SPACIOUS LOUNGE WITH DOUBLE DOORS TO THE GARDEN
- MODERN KITCHEN WITH UTILITY AREA
- THREE BATHROOMS INCLUDING EN-SUITE
- BEAUTIFUL REAR GARDEN WITH SPACIOUS SHED
- AMPLE OFF-ROAD PARKING AND LAWNED FRONT
- SET BETWEEN EVESHAM AND PERSHORE
- EPC = AWAITING

**Guide Price**  
**£850,000**



## Fladbury

A beautiful and picturesque village situated on the banks of the River Avon. Fladbury offers a range of excellent amenities including a primary school, village church, an excellent butchers, two public houses, a golf course, and cricket, tennis and water sports club. The village is situated between the market towns of Evesham and Pershore which provide broader shopping and wide services are available in Worcester, Stratford-upon-Avon and Cheltenham. Both Evesham and Pershore railway stations close by with excellent train links to London, and Worcester and Birmingham.

### Additional Information

Tenure: We understand that the property is for sale Freehold.

Local Authority: Wychavon District Council

Council Tax Band: We understand that the Council Tax Band for the property is Band G.

EPC Rating: AWAITING

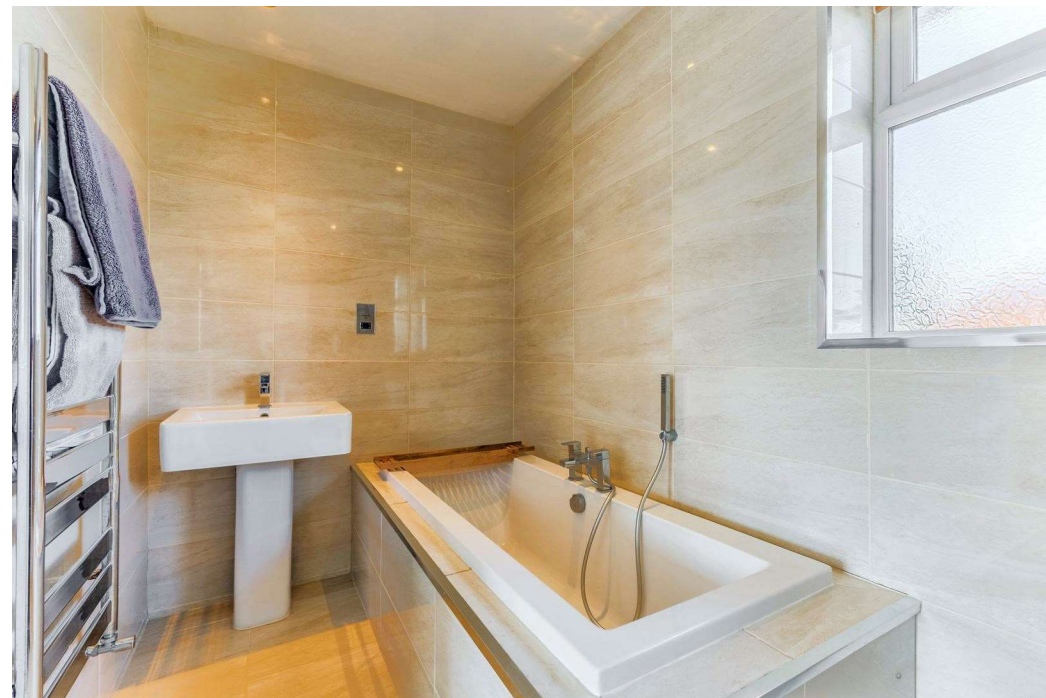
### Agents Note

(i) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

(ii) Floorplans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.













# Floorplan



EPC Rating -

Tenure - Freehold

Council Tax Band - G

Local Authority  
Wychavon District Council

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