



Butt Furlong, Fladbury, WR10 2QZ

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

Nestled in the charming village of Fladbury, this impressive detached house offers a perfect blend of space, comfort, and versatility. Set on a generous corner plot of 0.3 acres (approx), the property boasts five well-appointed bedrooms PLUS a Sixth Room which is currently used as a home office, but could be transformed into a dressing room, study room or an additional bedroom to suit personal needs, making it an ideal family home.

The accommodation in brief comprises:

- Entrance Porch
- Reception Hall
- Lounge
- Dining Room
- Kitchen with Utility Room
- Downstairs Bathroom
- Five Bedrooms & a Sixth Room & Main including En-Suite
- Two Family Bathrooms
- Driveway for approx. 5 Cars

This home is not just a residence; it is a versatile space that can adapt to your lifestyle needs. Whether you are looking for a family home or a place to work and unwind, this property is sure to impress. With its spacious layout and serene location, it presents a wonderful opportunity for those seeking a delightful living experience.





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: C

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.



Key Features

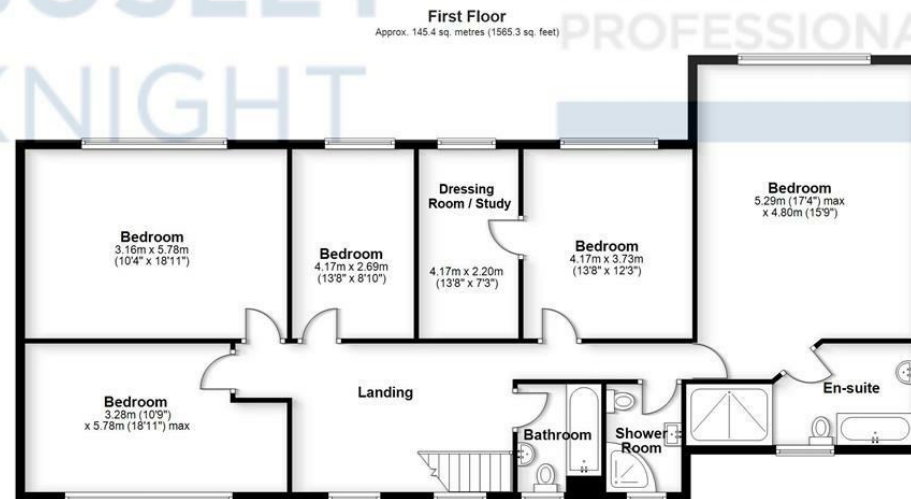
- FULLY RENOVATED FAMILY HOME
- LARGE CORNER PLOT, APPROX 0.3 ACRES*
- LOCATED IN POPULAR FLADBURY VILLAGE
- FIVE BEDROOMS & A VERSATILE SIXTH ROOM
- SPACIOUS LOUNGE WITH DOUBLE DOORS OPENING TO THE GARDEN
 - MODERN KITCHEN WITH UTILITY AREA
 - THREE BATHROOMS INCLUDING EN-SUITE
- BEAUTIFUL REAR GARDEN WITH SPACIOUS SHED
 - AMPLE OFF-ROAD PARKING FOR 5 CARS

Price Guide
£798,950





Floorplan



Total area: approx. 284.8 sq. metres (3065.6 sq. feet)

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



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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

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



SALES

LETTINGS

PLANNING &
ARCHITECTURE

COMMERCIAL

STRATEGIC
LAND

NEW
HOMES

BLOCK
MANAGEMENT

RURAL



DISCLAIMER

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