



Hunter Rise, Pershore, WR10 1QZ

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

This spacious five-bedroom detached family home is situated on a popular residential development in the historic market town of Pershore, offering generous accommodation and versatile living space throughout.

The ground floor comprises a welcoming entrance porch leading into a hallway with access to the main living areas. There is a spacious dual-aspect lounge, a separate dining room, a kitchen/family room with space for informal dining, and a useful utility area. A ground floor bathroom and an additional room currently used as a study or fifth bedroom provide excellent flexibility for modern family life. A conservatory at the rear offers extra living space and a pleasant view over the garden.

On the first floor, the landing leads to four well-proportioned bedrooms and a family bathroom, and en-suite bath/shower room to the primary bedroom, ensuring ample accommodation for a growing family.

Outside, the property enjoys a block-paved driveway providing off-road parking for multiple vehicles and a detached double garage. The rear garden is mainly laid to lawn with established flower borders, a patio seating area, offering a private and peaceful outdoor space.

Located close to local amenities, schools, and transport links, this property represents an excellent opportunity to create a superb family home in a sought-after area of Pershore.





Key Features

- FIVE BEDROOM DETACHED FAMILY HOME
- LOCATED IN A POPULAR RESIDENTIAL AREA OF PERSHORE
- SPACIOUS LOUNGE AND SEPARATE DINING ROOM
- KITCHEN/FAMILY ROOM WITH UTILITY AREA
- CONSERVATORY OVERLOOKING THE REAR GARDEN
- FLEXIBLE GROUND FLOOR STUDY OR FIFTH BEDROOM
- MAIN FAMILY BATHROOM, EN-SUITE BATH/SHOWER ROOM TO PRIMARY BEDROOM & GROUND FLOOR BATHROOM
- BLOCK-PAVED DRIVEWAY AND DETACHED DOUBLE GARAGE
- PRIVATE REAR GARDEN MAINLY LAID TO LAWN WITH FLOWER BORDERS AND SHED
- EPC RATING = C

**Guide Price
£600,000**

Pershore

Pershore is a charming Georgian-style market town set along the picturesque River Avon, offering scenic walks and a variety of leisure activities. The town boasts a mix of independent shops, a supermarket, an indoor market, and a leisure centre, catering to both residents and visitors. It's home to excellent local amenities including two medical centres, a hospital, and a well-regarded library, along with strong educational options. At the heart of the community is Number 8, a volunteer-run arts centre hosting cinema, theatre, ballet, and yoga. Pershore is well-connected via its own railway station and the nearby Worcestershire Parkway, with direct links to London, Worcester, and Birmingham. The M5 motorway is easily accessible, placing major destinations like Cheltenham, Stratford-upon-Avon, and Worcester all within reach.

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 F.

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.

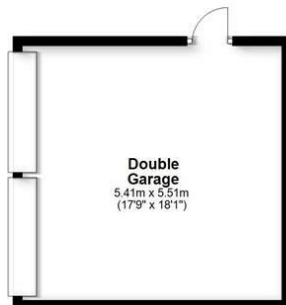
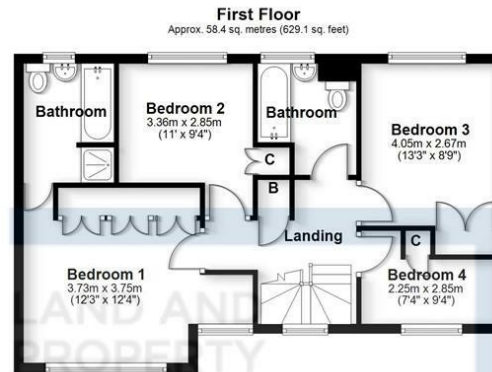
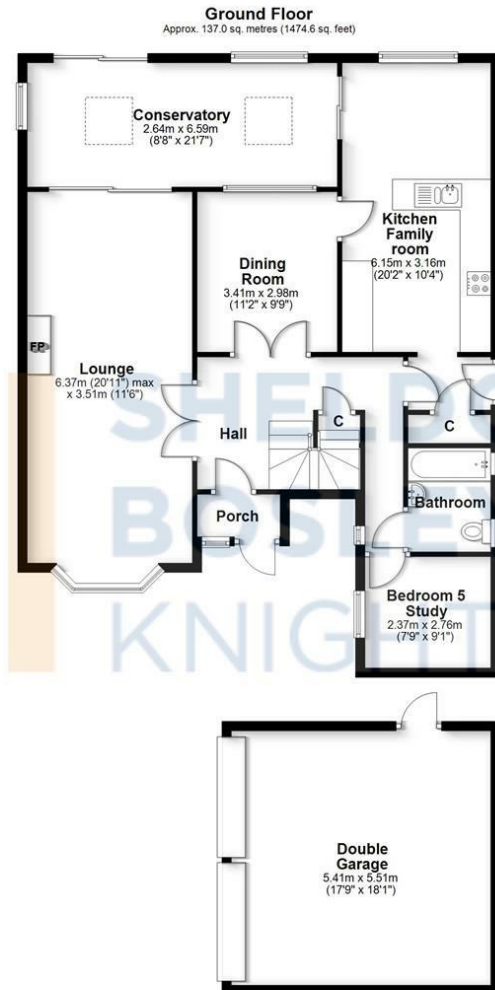
(ii) Floorplans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.







Floorplan



Total area: approx. 195.4 sq. metres (2103.7 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.



EPC Rating - C

Tenure - Freehold

Council Tax Band - F

Local Authority
Wychavon District Council

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