



Brook Lane, Pershore, WR10 3LG

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Property Description

Nestled in the heart of Charlton, this beautifully presented four bedroom semi-detached house offers a perfect blend of comfort and modern living, with picturesque views over the village church, old bakery and brook to the front.

The accommodation in brief:

Porch
Lounge
Dining Room
Kitchen/Breakfast Room
Utility & WC
Four Bedrooms - Main with En-Suite & Bedroom Two & Three with fitted wardrobes
Family Bathroom

The well-maintained interior boasts a number of thoughtful improvements, ensuring a move-in ready experience for its new owners.

One of the standout features of this property is the south-facing rear landscaped garden, which offers a delightful outdoor retreat, perfect for enjoying sunny days and hosting gatherings, the garden features a patio area, lawn, garden shed and a discreetly hidden oil tank.

Additionally, the large driveway which provides ample parking, the garage has been converted to a store room and provides great storage options.

This property is a must-see for anyone looking to settle in a peaceful yet accessible area, in a semi-rural location. Despite its peaceful setting, Charlton is still well connected. The M5, M40 and M42 are easily accessible and direct trains to London Paddington and Birmingham run from Evesham and Pershore railway stations.





Key Features

- WELL MAINTAINED WITH IMPROVEMENTS
- LIGHT AND AIRY ACCOMMODATION
- SEMI RURAL LOCATION
- OPEN LOUNGE
- KITCHEN / BREAKFAST ROOM WITH SEPERATE DINING ROOM
- UTILITY WITH SIDE ACCESS TO THE REAR & FRONT
- FOUR BEDROOMS - THREE BEING DOUBLES
- FAMILY BATHROOM, EN-SUITE AND WC
- BEAUTIFUL OUTLOOK OF CHARLTON
- VIEWING HIGHLY ADVISED!

**Guide Price
£450,000**

Charlton

Charlton is a sought after village just 4.7 miles from Pershore and 3.2 miles from Evesham, boasting a popular pub The Gardeners Arms; which has a beautiful garden, serves fantastic food and has a games room. The Church Hall offers a pre-school for both residents of Charlton and Cropthorne alike and the local primary school is located in Cropthorne. Charlton is in the catchment area for many local schools surrounding (buses are in circulation for the schools) and the village holds an annual fete on the village green which often features a duck race down the Merrybrook.

The village is only a short drive from the heart of Pershore with various high street shops, many popular salons, doctors' surgery and dentists. There are variety of schools for all ages, a theatre and cinema, impressive historical Abbey, leisure centre, and many restaurants, pubs and cafes. The town station also has a direct train link to London Paddington and Pershore is approximately 6 miles from the M5 making it an ideal commuting location. Worcestershire Parkway is a new railway station with faster trains to London and Bristol.

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.

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 E
EPC Rating: D

Other: We understand the property is on mains Water & Sewerage , Heating is Oil.



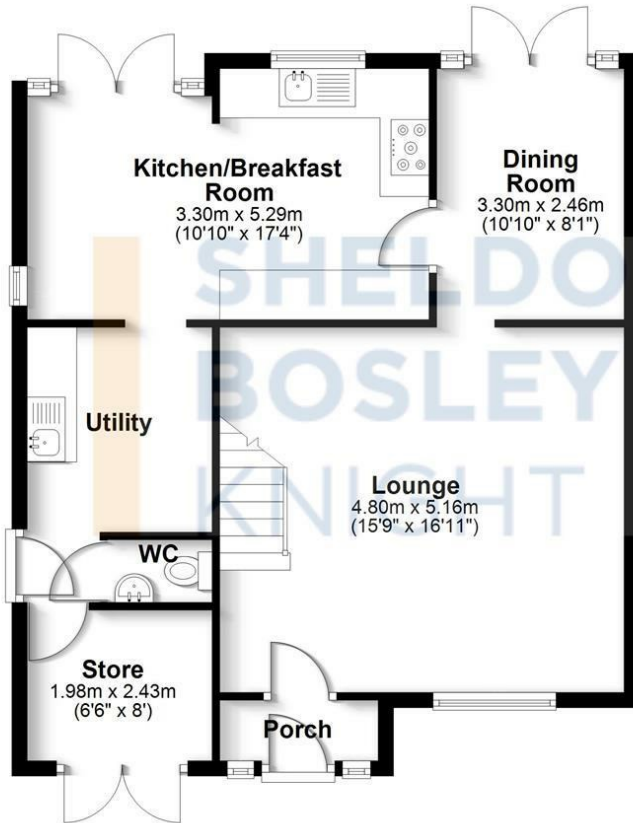




Floorplan

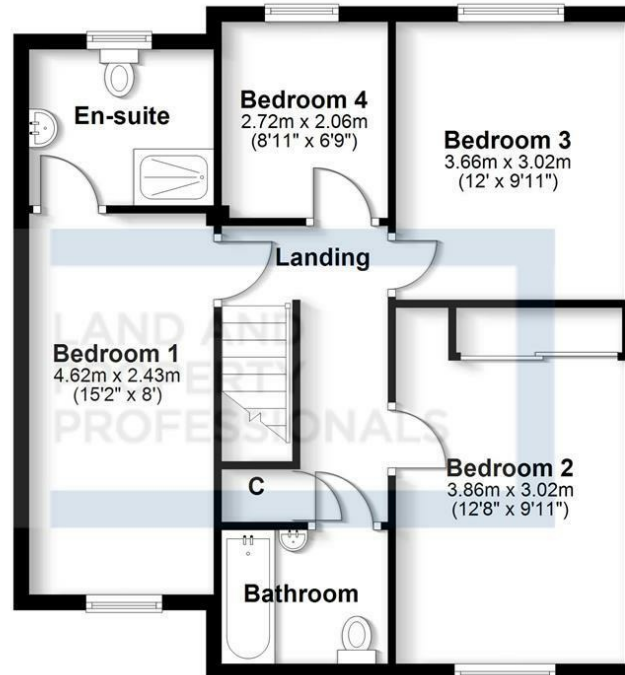
Ground Floor

Approx. 67.5 sq. metres (726.9 sq. feet)



First Floor

Approx. 60.5 sq. metres (651.1 sq. feet)



Total area: approx. 128.0 sq. metres (1378.1 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 - D

Tenure - Freehold

Council Tax Band - E

Local Authority
Wychavon CC

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

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MANAGEMENT

RURAL



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