



Westcott Way, Pershore, WR10 1RH

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

A beautifully presented and immaculate four-bedroom detached family home, ideally situated within a popular and well-established development in the historic town of Pershore.

This modern home offers well-balanced and stylish accommodation across two floors. The ground floor comprises a welcoming entrance hall, a bright lounge with front-facing aspect, a dining room/snug, a spacious and modern kitchen/dining area with double doors opening to the garden, a separate utility room, and a convenient WC.

Upstairs, the first floor features four bedrooms, including a principal bedroom with built-in wardrobes and en-suite shower room. There is a well-appointed family bathroom and a fourth bedroom currently used as a study.

Outside, the property enjoys a beautifully presented rear garden, which is mainly laid to lawn, with a decking area, and benefits from parking to the side and access to a single garage.







## Key Features

- FOUR BEDROOM DETACHED FAMILY HOME
- LOCATED IN POPULAR PERSHORE DEVELOPMENT
- BEAUTIFULLY PRESENTED AND IMMACULATE THROUGHOUT
- MODERN KITCHEN/DINER WITH FRENCH DOORS TO GARDEN
- SEPARATE DINING ROOM AND SPACIOUS LOUNGE
- PRINCIPAL BEDROOM WITH EN-SUITE
- THREE FURTHER GENEROUSLY SIZED BEDROOMS
- LAWNED REAR GARDEN WITH PATIO
- PARKING TO THE SIDE AND SINGLE GARAGE
- EPC RATING = B

**Guide Price  
£415,000**



## 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 E.

EPC Rating: B

## 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.









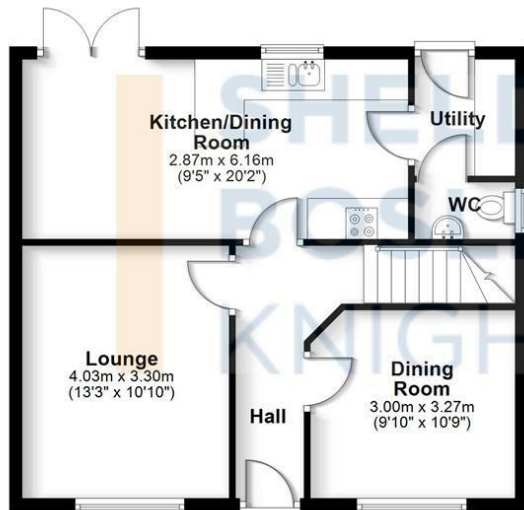




# Floorplan

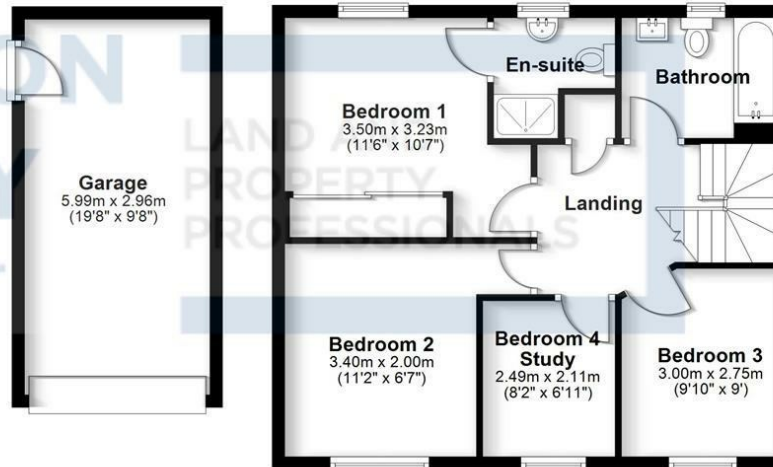
## Ground Floor

Approx. 72.7 sq. metres (782.8 sq. feet)



## First Floor

Approx. 55.0 sq. metres (592.2 sq. feet)



Total area: approx. 127.7 sq. metres (1375.0 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 - B

Tenure - Freehold

Council Tax Band - E

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



# 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](http://sheldonbosleyknight.co.uk)



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