



Rose Dale

Bishampton, WR10 2LY

Andrew Grant

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Broad Lane, Bishampton, WR10 2LY

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Offers in excess of £500,000

An enchanting period cottage exuding character and charm with a serene garden, nestled within a delightful village setting.

Key features

- Charming period cottage
- Quintessential village location
- Flexible living spaces
- Modern kitchen breakfast room
- Tranquil study
- Ground floor shower room
- Spacious bedrooms and dressing room
- Workshop
- Thoughtfully designed garden
- Driveway parking

Freehold / 1,426 sq ft





The Driveway

Approached via a block paved driveway, Rose Dale welcomes you with ample parking and a front lawned garden adorned with a vibrant flower bed, displaying mature plants and shrubs.

Enter the warm and well-lit entrance porch, which leads you deeper into the home through a welcoming door that opens into the sitting room.



The Sitting Room

Radiating charm, the sitting room features period details such as exposed ceiling timbers and beams, and a delightful inglenook fireplace with a feature brickwork surround. Built-in shelving complements the room, while quality wooden flooring adds a touch of sophistication. There is a front-facing window and doors connect to the study and snug/dining room.





The Snug / Dining Room

Conveniently situated adjacent to the kitchen breakfast room, this versatile space can serve as a formal dining area or a cosy snug. Features include a side window, an opening to the inner lobby and an inglenook fireplace with a log burner atop a slate hearth, echoing the period charm found throughout this home.



The Kitchen Breakfast Room

Exemplifying modern living, this fantastic kitchen boasts a vaulted ceiling, shaker style units, contrasting countertops with a breakfast bar and integrated appliances including an oven, hob, extractor hood, warming drawer, washing

machine and dishwasher. Wooden flooring and elegant drop lights enhance the ambience, while ample natural light floods the room through a Velux window in addition to windows and French doors leading to the rear garden.



The Study

Positioned at the front, this delightful room offers a tranquil workspace, featuring an ornate fireplace with detailed tiled backing and a wrought iron fire with an intricately detailed guard. A ceiling beam adds character, complementing the wooden flooring.



The Shower Room

Accessed from the central hallway, the shower room features a low-level WC, twin washbasins atop a large vanity unit and a spacious walk-in shower. Tasteful tiling adorns the walls and flooring, complemented by a window for natural light.

The central hallway features a staircase leading to the first floor, with a convenient under stairs storage cupboard.





The Landing / Dressing Room

Ascending the staircase, you will find a spacious landing doubling up as a dressing room, complete with fitted wardrobes along one wall, loft access and a side aspect window.

Bedrooms One, Two and Three

Bedroom one is a generously proportioned double room, boasting a charming fireplace and front-facing window.

Located at the rear, bedroom two is spacious double room featuring a side-facing window.

Enjoying a pleasant outlook over the front, bedroom three is good-sized double room featuring wood panelling and a rustic ceiling beam.





Gardens and Grounds

Whether hosting a summer barbecue or simply unwinding amidst the natural beauty, the garden at Rose Dale is sure to delight residents and visitors alike. A spacious patio spans the width of the property, offering an ideal setting for dining alfresco and entertaining.



A pathway leads to the lawn flanked by beds featuring specimen trees and mature plantings that provide bursts of colour and texture throughout the seasons. Privacy is assured by a fantastic array of shrubs and trees that encircle the garden, creating a

secluded retreat that is not overlooked. The expansive lawned area extends far from the property, offering ample space for children to play and for the whole family to enjoy outdoor activities and relaxation.



The Workshop

Accessed from the garden, this versatile space features double doors and a side-facing window. Ideal for hobbies and crafts, it also serves as the home to the boiler.



Services

Mains electricity, water and drainage.

Oil fired central heating.

Broadband is available at this property.

Council Tax - Band F

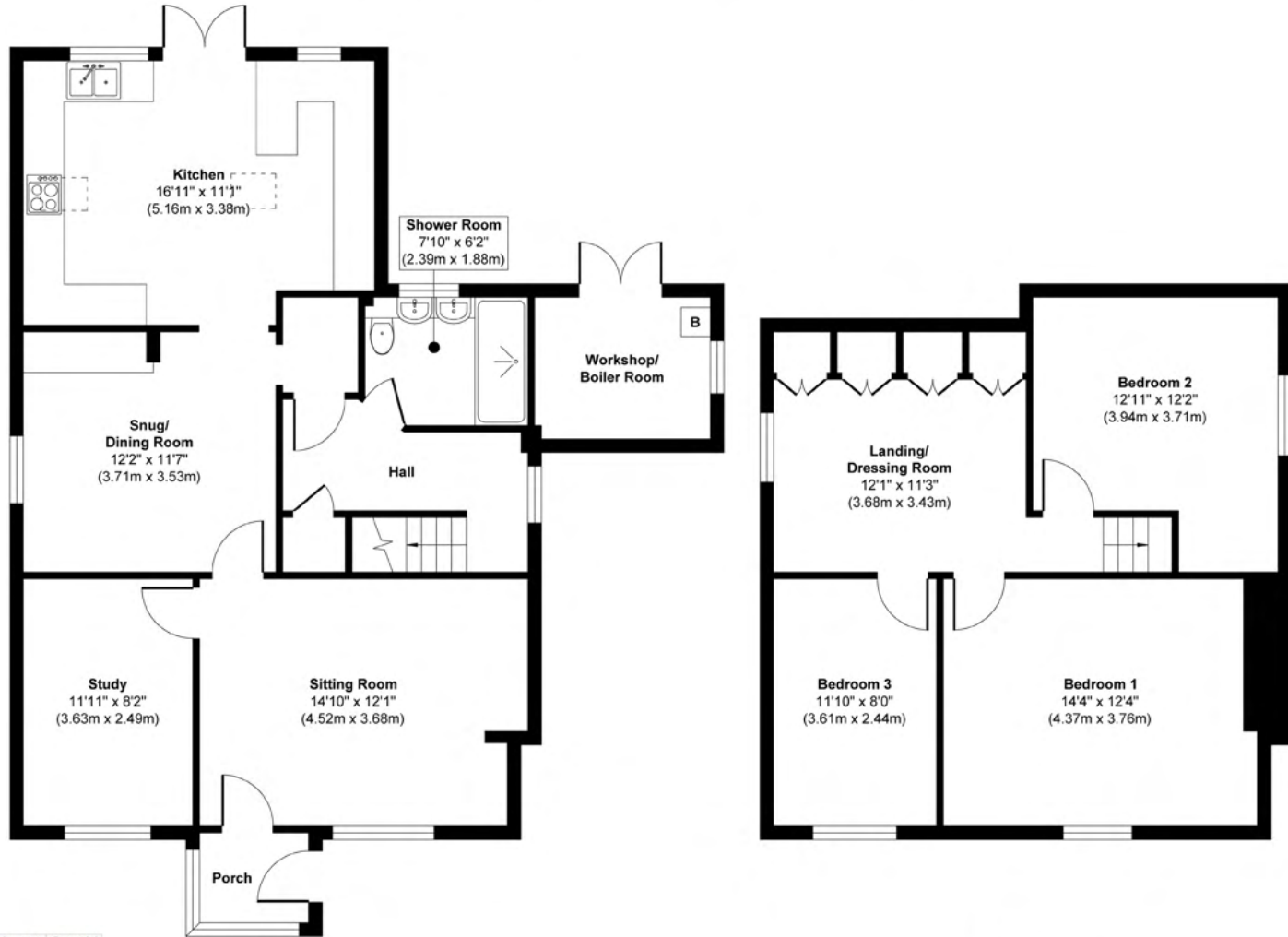
Location

The village of Bishampton offers an impressive array of amenities, ensuring residents have all they need close by. These include a Post Office and a shop, Ounce At The Dolphin pub, a church, a village hall, a beauty salon and the esteemed Vale Golf Club, situated on the village's edge.

Access to major roadways is convenient, with the M5 at Worcester, the M42 to the north and the M40 to the east easily reachable. For those relying on rail travel, mainline services run from Worcester Parkway and Pershore to London and Birmingham. Warwick Parkway, approximately 25 miles to the northeast, provides swift and direct train connections to London Marylebone.

Nearby, primary schools in the villages of Flyford Flavell and Pinvin offer educational opportunities, while Pershore hosts a broader range of facilities catering to all ages from nursery/pre-school through to high school, including a Sixth Form College at Pershore High School. Additionally, Worcester and Malvern boast highly regarded private schools, with the distinguished Bowbrook House School located in the nearby village of Peopleton.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

Ground Floor
 Approximate Floor Area
 832 sq. ft
 (77.34 sq. m)

First Floor
 Approximate Floor Area
 594 sq. ft
 (55.19 sq. m)

Approx. Gross Internal Floor Area 1426 sq. ft / 132.53 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property



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Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com