






Harmon House

Wyre Piddle, WR10 2HR

Andrew Grant

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Worcester Road, Wyre Piddle, WR10 2HR

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Offers in excess of £560,000

A superbly appointed turnkey house with a short complete chain.

Key features

- Impeccably designed family residence
- Short complete chain
- Serene location by Piddle Brook
- Enhanced with 5KW solar panels
- Superbly appointed kitchen with high-end appliances
- Open plan family room with garden views
- Luxurious master bedroom with en-suite shower room
- Meticulously landscaped gardens
- Ample parking space
- Detached double garage

Freehold / 1,807 sq ft





Introducing an impeccably designed family residence, constructed in 2017 and lovingly maintained by its current owners. Throughout the home, attention to detail and sophisticated design elements are evident. Each room has been thoughtfully curated to optimise integrated storage solutions, modern bedroom furniture and contemporary fixtures. It is worth noting that after the EPC assessment, the property has been enhanced with the addition of 5KW solar panels. Further details on their recent performance and advantages can be found under the 'Agent's Note' section.

The ground floor welcomes you with a spacious reception hallway, followed by a handy cloakroom, a tidy utility/laundry room, a well-equipped kitchen, a generous family room/open plan dining area and a comfortable living room.

Upstairs, you will find a luxurious master bedroom complemented by a large built in wardrobe and en-suite shower room. Additionally, there are three further bedrooms, with built-in storage solutions. Notably, bedroom four has been ingeniously transformed into a smart office, while a family shower room completes this level.

Outside, the property boasts ample parking space and a detached double garage equipped with lighting, power and electrically operated roller doors. The imaginatively landscaped garden, crafted by Castle Acre Landscapes, with a harmonious blend of vibrant floral beds, mature plantings and shaded retreats. This outdoor oasis features a tiered design with both sun-soaked seating areas and tranquil spots by Piddle Brook, complemented by a decked space ideal for alfresco dining.



Entrance

Harmon House offers access via right of way over neighbouring property and features generous parking space highlighted by sunken bricks set within a light-coloured pebble surface. Furthermore, it includes a detached double garage complete

with lighting, power, electrically operated roller doors and abundant overhead storage. This garage offers ample space for additional white goods and gardening tools. The residence is characterised by double glazing throughout and elegant Oak doors.



Reception Hallway

A spacious reception hall welcomes you with Karndean-style flooring, seamlessly extending throughout the majority of the ground floor rooms.



Cloakroom and Utility/Laundry Room

There is a tidy cloakroom and a functional utility/laundry room, equipped with base and wall-mounted units and a Vaillant gas boiler. This space is designed to accommodate both a washing machine and a tumble dryer.

Kitchen Dining Room

The kitchen, superbly appointed, boasts an array of base and wall-mounted units, including practical pan and cutlery storage, vegetable drawers, pull-out storage and corner blind optimizer storage. Furthermore, it features provisions for a wine fridge, a generous Neff warming drawer, a four-ring gas hob paired with an overhead extractor and a double oven and grill. Integrated amenities include a fridge freezer, dishwasher and a Quooker boiling water tap. Dual-aspect windows and a door seamlessly connect to the side garden.

A breakfast bar divides the kitchen from the family room/ open plan dining area, creating a perfect entertaining space. Double doors open onto the elevated decked area, offering views of the imaginatively landscaped garden.





Living Room

The family room transitions seamlessly into the cosy living room, where the centrepiece is a beautiful limestone fireplace featuring an inset coal-effect gas fire operated by a remote control, eliminating the need to kneel for ignition. A doorway conveniently connects back to the reception hall.



First Floor

The landing provides access to the loft space through a pull-down ladder and features a light tunnel for added illumination.



Bedroom One

The master bedroom has a wall of fitted wardrobes complete with pull out shoe racks, shelving and generous hanging space for clothes. Furthermore it also offers a private en-suite shower room equipped with a wc, washbasin and vanity unit, double shower cubicle, a light tunnel for natural illumination, a heated towel rail and fully tiled walls for a polished finish.



Bedrooms Two and Three

Bedroom two features a built-in storage cupboard and provides ample space for freestanding wardrobes. Meanwhile, the third bedroom is thoughtfully designed with wardrobes and storage solutions, with its window offering a stunning rear view of the property overlooking the garden, serene brook and picturesque bridge.





Bedroom Four / Office

The fourth bedroom is currently configured as a smart office space, featuring well designed furniture, pull-out shelving and ample storage with drawers.



Family Shower Room

The shower room originally designed with provision for a bath has been reimagined to include an impressively spacious walk-in shower. This updated space is enhanced by vanity storage and a heated towel rail. A WC and washbasin complete the ensemble.



Gardens and Grounds

The gardens, artfully landscaped by Castle Acre Landscapes, reflect a harmonious blend of design and nature. They feature a tiered layout with vibrant floral beds, mature plantings, screenings and shrubs that offer a captivating mix of colour and texture. The

thoughtful design encompasses both a sun-soaked seating area and a shaded retreat for warmer days. Adjacent to the house, a decked space provides an ideal setting for alfresco dining, enhanced by a sleek glass windbreak.



Nestled at the garden's end lies a serene spot by Piddle Brook, overlooking the bridge, perfect for relaxation amidst nature. The property has locked gated access to both sides from the front, two outdoor power supplies and bin stores.



Services

Mains gas, electricity, water and drainage.

Council Tax - Band F

Location

Nestled along the banks of the River Avon, Wyre Piddle offers a picturesque setting with its charming marina, local public house and church. Idyllic riverside paths seamlessly guide residents to the nearby town of Pershore.

Merely 2 miles away is the Georgian market town of Pershore, a vibrant hub boasting a plethora of amenities. Residents can enjoy an array of independent shops, a health centre, a cottage hospital, a public library and a community arts centre. Culinary enthusiasts will appreciate the diverse selection of public houses and restaurants. For the sports-minded, the town offers tennis, cricket, football and rugby clubs, along with a well-equipped leisure centre featuring a swimming pool. History buffs can explore the iconic Abbey, its verdant park and the scenic River Avon.

For those seeking broader shopping and services, Worcester is within easy reach, while Cheltenham stands out for its specialised retail offerings...

In terms of education, Pershore provides a comprehensive range from nursery and pre-school to high school, with the added advantage of a Sixth Form College at Pershore High School. Nearby, the Horticultural College and Bredon School offer further educational choices. Additionally, Worcester, Malvern and Cheltenham are home to several esteemed private institutions.

Benefitting from its strategic location, Wyre Piddle enjoys excellent transport connectivity via the M5 Junction 7, facilitating easy travel to both northern and southern destinations. Moreover, rail enthusiasts can take advantage of direct routes to London and Birmingham from nearby Pershore and Worcestershire Parkway stations.

Agent's Notes

All included appliances, fixtures and fittings are in perfect working order.

The vendors have indicated that 5,530 kWh were produced since January 1, 2023. It is important to understand that these figures may vary depending on individual usage and should be considered as guidance.

Out of the total production, 1,670 kWh consumed by the household were free. Moreover, 3,860 kWh were exported to the grid (Octopus) at a rate of 15p per kWh, resulting in a reduction of £579 plus £462.69, which equates to a total energy bill reduction of £1,041.59 since January 2023.

Additionally, please note the details of the energy tariff:

Loyal Octopus 12-month fixed rate: 27.07p per unit with a 52.32p daily standing charge.

Outgoing Octopus 12-month fixed export payment: 15p per kWh.



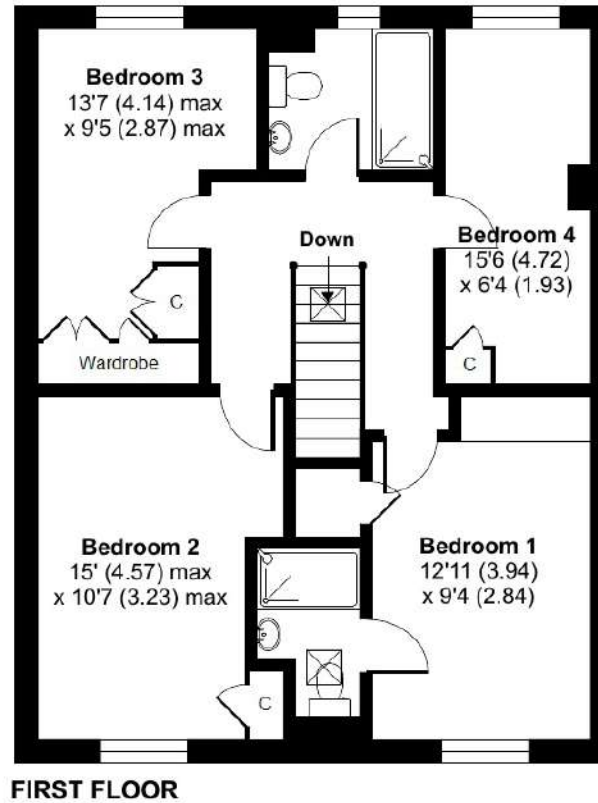
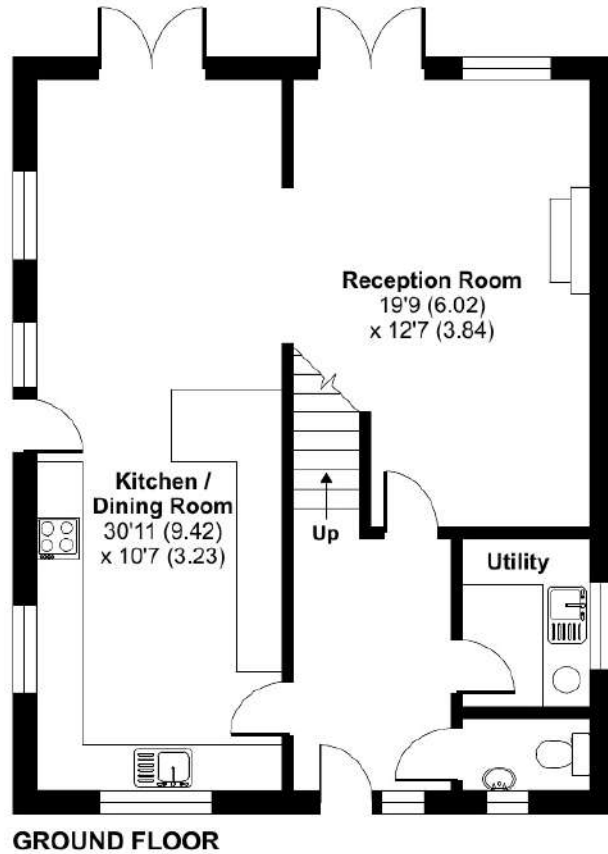
Worcester Road, Wyre Piddle, Pershore, WR10

Approximate Area = 1488 sq ft / 138.2 sq m

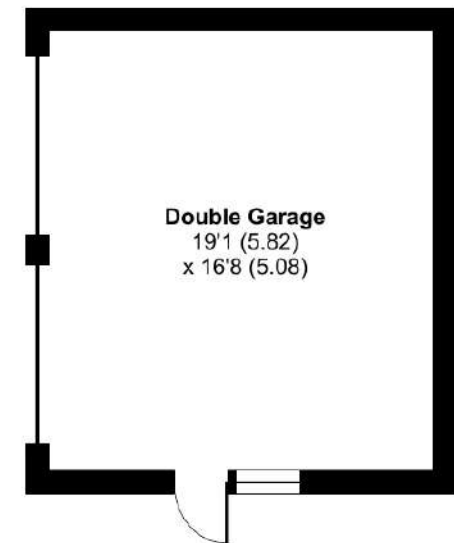
Garage = 319 sq ft / 29.6 sq m

Total = 1807 sq ft / 167.8 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Andrew Grant. REF: 1070366



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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