



28 Lower Croft

Crothorne, WR10 3NA

Andrew Grant

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Crothorne, Pershore, WR10 3NA

3 Bedrooms 1 Bathroom 2 Reception Rooms

A beautifully maintained village home, situated in the heart of the ever-popular village of Crothorne, offering lovely views and backing onto open fields.

- Updated and modernised home
- Peaceful village location
- Bordering open fields at the rear
- Walking distance of village school
- Spacious kitchen breakfast room
- Cloakroom
- Modern bathroom
- Landscaped rear garden
- Driveway parking
- No onward chain

Offers in the region of £285,000

1,078 sq ft (100.1 sq m)





The kitchen breakfast room

The kitchen breakfast room has ample base and wall-mounted storage cupboards, with space for a fridge and freezer. It features a double oven, a ceramic hob and an extractor. There is a larder cupboard that also houses the washing machine. Dual aspect windows at the front and rear overlook the garden and the breakfast bar is a central main feature.



From the kitchen, a rear hallway leads to a convenient downstairs cloakroom, perfect for quick freshen-ups. Adjacent to this is another door that provides direct access to the rear garden, seamlessly connecting the indoor and outdoor spaces for easy entertaining and everyday living.



The living room

The spacious living room features a wood-burning stove with a wooden mantel and slate hearth. Karndean flooring is laid throughout. There is space for a dining table and attractive wall lights complement the space. An archway opens through to the dining room.





The dining room

Currently used as a home office, the dining room has double doors leading to the patio, offering a pleasant view of the rear garden and flooding the space with natural light.



Bedroom One

The landing provides access to the first floor accommodation and a boarded, insulated loft space with a ladder and light. There is also a built-in cupboard housing the Worcester gas combination boiler. On the left side of the landing, a double bedroom with built-in storage faces the front aspect and offers lovely views over the green and beyond to Bredon.





Bedrooms two and three

Another double bedroom faces the front aspect with lovely views, while a good-sized single bedroom overlooks the gardens and fields at the rear. Both bedrooms feature convenient built-in storage space.



The bathroom

Completing the first floor accommodation, the house bathroom includes a low-level WC, a washbasin set atop a vanity unit, a shower over the bath and a heated towel rail.



The garden

Outside, the garden is a blank canvas. The current owners have hardscaped the rear garden and created new flower and vegetable beds ready for planting. A gate leads to the rear access. Features include an outside tap, log store and a wonderful patio seating area. The covered veranda is an ideal place for BBQs and sitting out in the summer months.





Location

Crothorne is a popular rural village, conveniently located between Pershore and Evesham. It features essential amenities including a primary school, a picturesque church, a village hall and delightful playing fields.

For nature enthusiasts, Crothorne offers scenic walks along the serene banks of the Avon River. Additionally, the famous Broadway and the Cotswolds are just a short drive away, providing idyllic destinations for exploration.

Nearby, both Pershore and Evesham boast a fantastic array of amenities, while the surrounding countryside is dotted with numerous farm shops, enhancing the area's rural charm.

For those needing to travel further afield, Worcestershire Parkway and other mainline railway stations are conveniently accessible.

Services

Mains electricity, water and drainage.

LPG heating.

Broadband is available at this property.

Council Tax

The Council Tax banding for this property is **Band C**

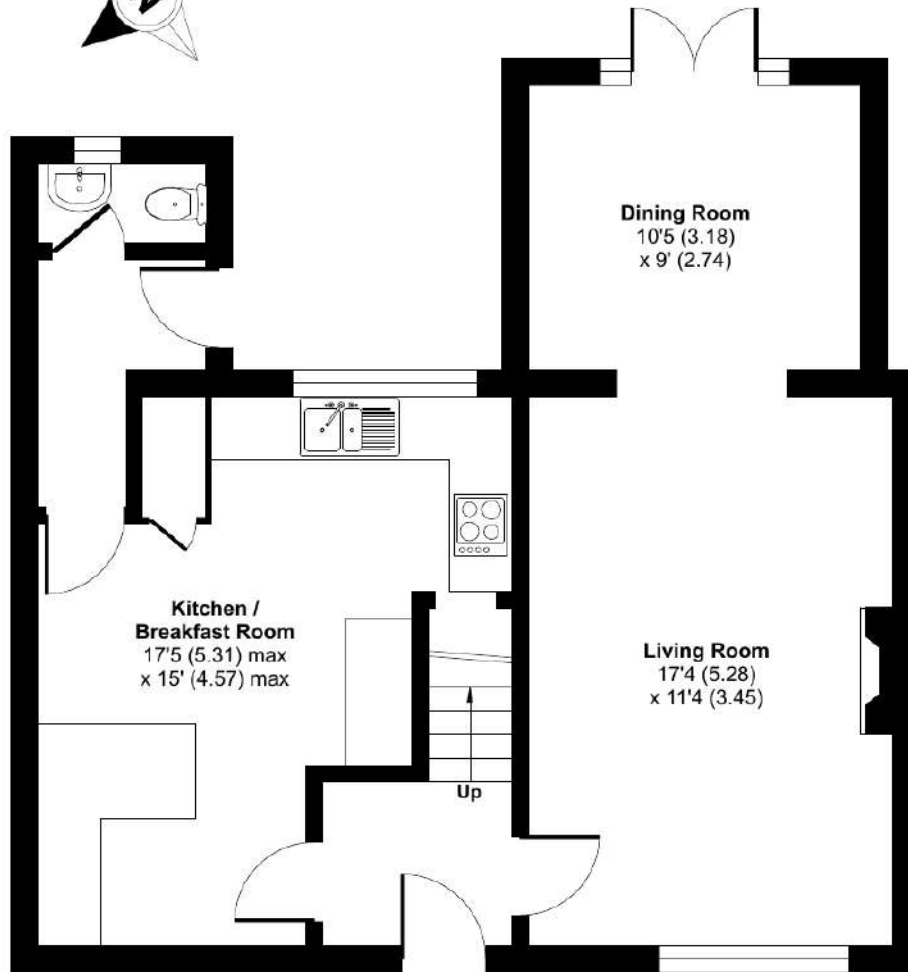
Lower Croft, Cropthorne, Pershore, WR10

Approximate Area = 1078 sq ft / 100.1 sq m

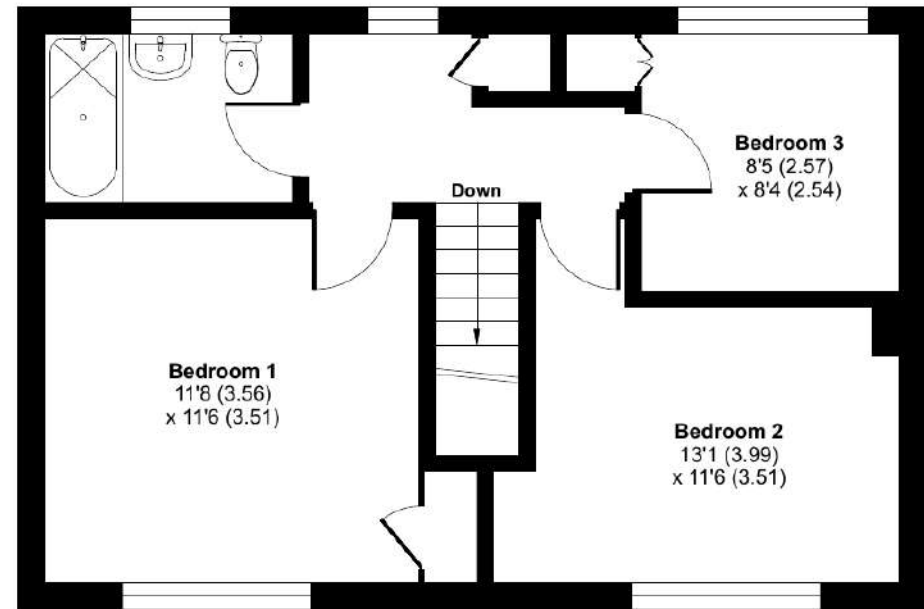
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Andrew Grant. REF: 1136506



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