



## 4 Brookside

The Strand, Chartlon, WR10 3JZ

Andrew Grant

# 4 Brookside

The Strand, Charlton, WR10 3JZ

**4 Bedrooms   1 Bathroom   2 Reception Rooms**

A spacious and well-presented four-bedroom home in the sought-after village of Charlton, featuring a large garden, versatile outbuildings and ample driveway parking.

- A generously sized four-bedroom semi-detached home with a practical layout for family life.
- A stunning primary bedroom with exposed beams and a characterful finish.
- Versatile outbuildings, including a studio and a garage, perfect for a variety of uses.
- A well maintained, expansive rear garden with countryside views.
- A spacious private driveway and garage providing ample off-road parking for multiple vehicles.
- Located in the charming village of Charlton, with excellent transport links to Pershore and beyond.

1102 sq ft (102.3 sq m)





## The living room

A spacious and cosy living area featuring a charming fireplace, creating a warm and inviting atmosphere. The large window floods the room with natural light, making it the perfect space for relaxation and it also provides direct views of Merry Brook, woodlands and fields.





## The dining room

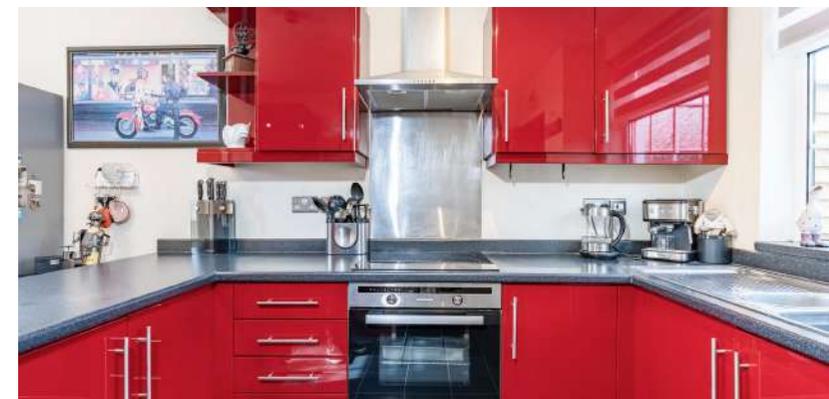
Perfect for family meals and entertaining guests, the dining room is a bright and inviting space. French doors lead to the outdoor seating area, allowing for seamless indoor-outdoor living. The room comfortably accommodates a large dining table and offers pleasant views of the rear garden.





## The kitchen

The well-appointed kitchen is designed for both style and practicality. It offers sleek cabinetry, ample work surfaces and integrated appliances. Dual-aspect windows fill the space with natural light and provide views of the woods and Merry Brook. With plenty of room for dining, this space can be used as a kitchen diner, making it perfect for both everyday meals and entertaining.





## The utility and cloakroom

This well-designed utility room includes a pantry and workspace, making household chores more convenient. With ample counter space, room for laundry appliances and direct access to the rear garden, it is both functional and practical. The adjoining cloakroom is a valuable addition, providing a downstairs WC for guests and everyday use. A door also provides easy access to the rear garden, enhancing the indoor-outdoor flow.





## The primary bedroom

Located on the second floor, the primary bedroom is a standout feature of the home. Boasting exposed beams, a vaulted ceiling and plenty of storage, this space offers a unique blend of character and comfort. The room is filled with natural light from three Velux windows, offering stunning countryside views to the rear and picturesque views of the woods and Merry Brook to the front.





## The fourth bedroom / dressing room

Currently utilised as a dressing room for the primary bedroom, this adaptable space offers built-in wardrobe storage and can easily be converted back into a double bedroom if needed. The large window allows plenty of natural light and beautiful views of Merry Brook, making it a bright and inviting space. There is also a staircase leading to the primary bedroom featuring under stairs storage.





## The second and third bedrooms

Bedroom two is a well-proportioned double bedroom with ample storage space, while a large window provides a lovely outlook over the Merry Brook, filling the room with natural light. Bedroom three is a versatile space that can serve as a comfortable bedroom, home office or study. With a window to the rear aspect, providing countryside views, it remains bright and airy, making it a practical addition to the home.





## The shower room

This stylish and modern shower room is finished to a high standard, featuring a sleek walk-in shower, a contemporary vanity unit with ample storage and a WC. The neutral tiling enhances the sense of space and light, while the large frosted window allows natural light to filter in while maintaining privacy.



## The workshop and covered dining area

A highly versatile addition to the property, the outbuilding currently serves as a fantastic workshop. It offers endless potential, whether as a home office, gym, hobby space or additional storage. The covered dining area makes hosting and eating outside so easy.





## The studio

Sitting at the end of the garden sits another outbuilding that is used as a studio. This too is a very versatile addition to the property, it has ample space for furniture and has power so could make a lovely guest room.



## The garden

The extensive rear garden is a true highlight of this home. Offering a well-maintained lawn, mature hedging for privacy and multiple seating areas, it provides a peaceful retreat. The open countryside views add to the charm, making it an idyllic outdoor space. There is also an additional piece of land at the rear which is a canvas for any new owner.



## Location

Charlton is a picturesque village situated near the historic market town of Pershore. Surrounded by beautiful countryside, it offers a peaceful setting while remaining well-connected. Pershore itself provides a range of amenities, including supermarkets, independent shops, cafes and restaurants. The town also boasts excellent schools and leisure facilities.

Transport links are superb, with Pershore railway station offering direct services to Worcester, Oxford and London Paddington. The M5 motorway is within easy reach, providing convenient access to Birmingham, Cheltenham and beyond. The nearby Worcestershire countryside offers fantastic walking routes, making this an ideal location for those who enjoy an active lifestyle.

## Services

The property benefits from mains water, electricity and drainage.

The property also has access to super fast broadband.

## Council Tax

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

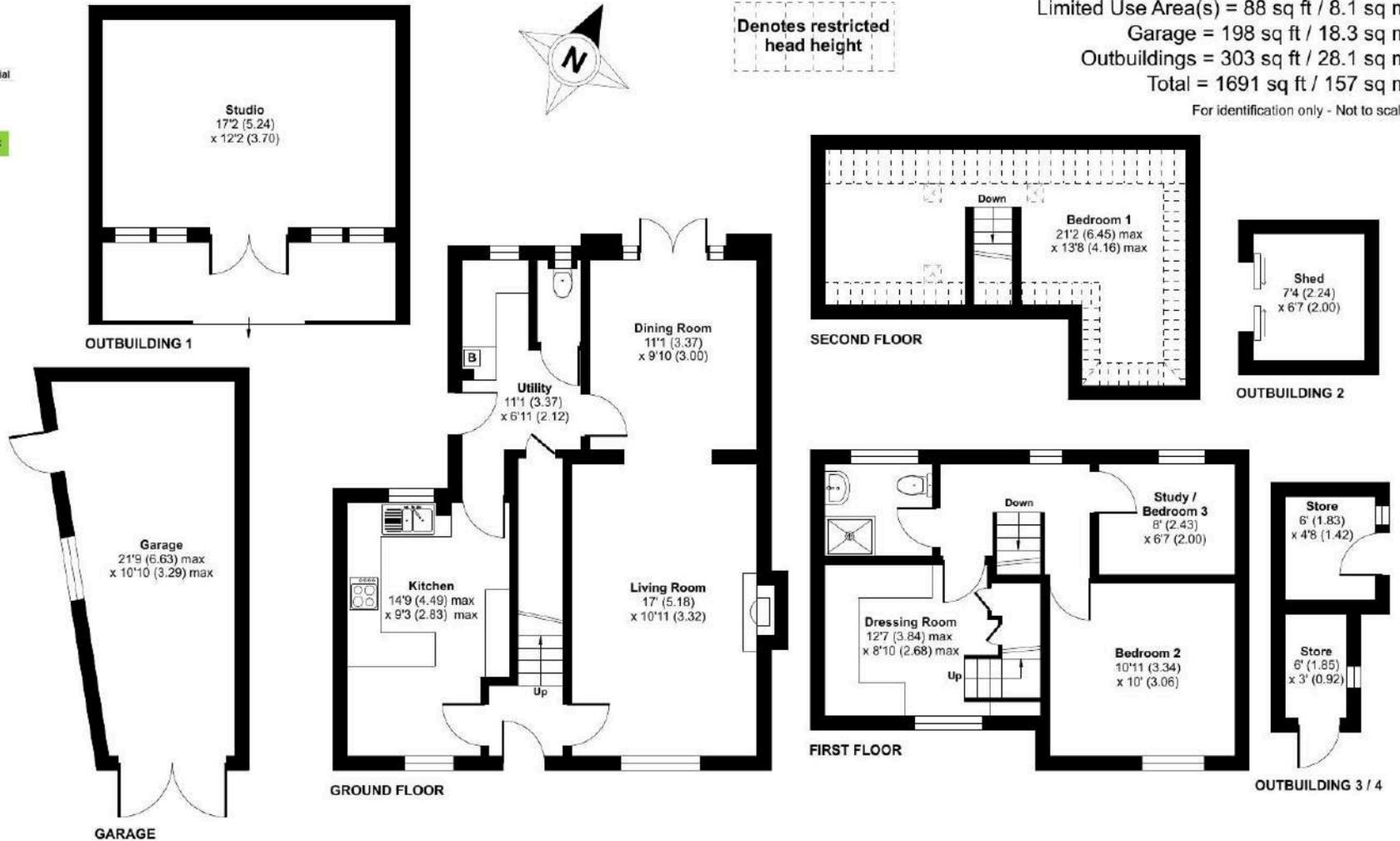


# The Strand, Charlton, Pershore, WR10

Approximate Area = 1102 sq ft / 102.3 sq m  
 Limited Use Area(s) = 88 sq ft / 8.1 sq m  
 Garage = 198 sq ft / 18.3 sq m  
 Outbuildings = 303 sq ft / 28.1 sq m  
 Total = 1691 sq ft / 157 sq m

For identification only - Not to scale

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 64 D    | 77 C      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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.



Andrew Grant

T. 01905 734734

E. [hello@andrewgrant.com](mailto:hello@andrewgrant.com)

[andrewgrant.com](http://andrewgrant.com)