



15 Tillesford Park

Tillesford, WR10 2LA

Andrew Grant

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Tilesford, Pershore, WR10 2LA

3 Bedrooms 1 Bathroom 2 Reception Rooms

Charming semi-detached family home with far-reaching countryside views, generous gardens and excellent access to local amenities, offering peaceful village living with great potential.

- Spacious three-bedroom semi-detached home in sought-after village location.
- Light-filled dual-aspect living and dining rooms with lovely garden views.
- Well-appointed kitchen with ample storage and practical layout.
- Expansive rear garden backing onto open fields with two useful outbuildings.
- Private driveway providing off-road parking for multiple vehicles.
- Conveniently located in WR10 2LA with excellent access to Pershore, transport links and countryside walks.

1391 sq ft (129.1 sq m)





The kitchen

The kitchen features a range of base and wall units offering generous storage and workspace. With a large windows overlooking the garden, the space is bright and well-ventilated. Integrated appliances include a double oven and hob, with space for further utilities. The kitchen opens to a side area for access to the outside, making it highly functional for family life and entertaining.





The living room

A generously sized living room with sliding glass doors leading out to the rear patio and garden, providing excellent natural light and a seamless indoor-outdoor connection. The space is versatile, easily accommodating various seating arrangements and offering scenic views across the fields, making it the perfect spot to unwind.





The dining room

Positioned at the rear of the home, the dining room benefits from a large window framing views of the countryside beyond. Spacious and well-proportioned, this room offers an ideal setting for family meals or entertaining, with easy access to the adjoining living room to create a sociable flow throughout the ground floor.



Bedroom one

Located at the rear of the property, the principal bedroom enjoys countryside views through a large window. It features built-in wardrobe space and ample room for a double bed and additional furniture. This peaceful retreat benefits from its elevated position and quiet setting.



Bedroom two

Also a double room, bedroom two is light and airy with a window to the rear showcasing the property's rural surroundings. The space accommodates a variety of bedroom furnishings and is ideal as a guest room or main bedroom alternative, depending on your needs.



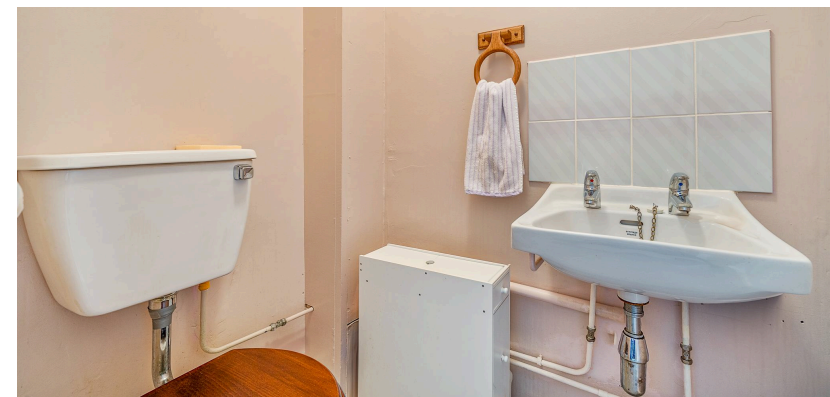
Bedroom three

A good-sized single bedroom overlooking the front of the property, ideal for use as a child's room, study or home office. It includes a built-in storage cupboard and benefits from natural light throughout the day.



The shower room & cloakroom

The ground floor cloakroom includes a WC and wash basin, offering additional convenience for guests and everyday family life. Upstairs, the shower room features a modern walk-in shower, pedestal wash basin and frosted window for privacy and ventilation. Tiled walls ensure a clean, practical finish.





The garden

The rear garden is a standout feature, offering a large open lawn bordered by hedging and rural views. It includes two garden sheds and a fuel tank. A paved pathway runs along one side and a patio area just outside the living room is perfect for seating. The garden backs directly onto open fields, enhancing the feeling of space and privacy.



Location

Situated in the desirable village of Pinvin, WR10 2LA offers a peaceful yet well-connected rural lifestyle. Just north of Pershore, the location benefits from excellent access to local amenities including shops, schools and medical facilities in the nearby town. The property is within easy reach of the A44 and A4104, offering direct routes to Worcester and Evesham.

Pershore railway station is close by, providing regular services to London Paddington and beyond. The surrounding area is rich in countryside walks and scenic views, ideal for those who enjoy the outdoors. With a welcoming community atmosphere and a blend of convenience and charm, this is a fantastic location for families and professionals alike.

Services

This property benefits from a gas tank, mains electricity, mains water and solar panels.

Council Tax

This property is council tax **band D**



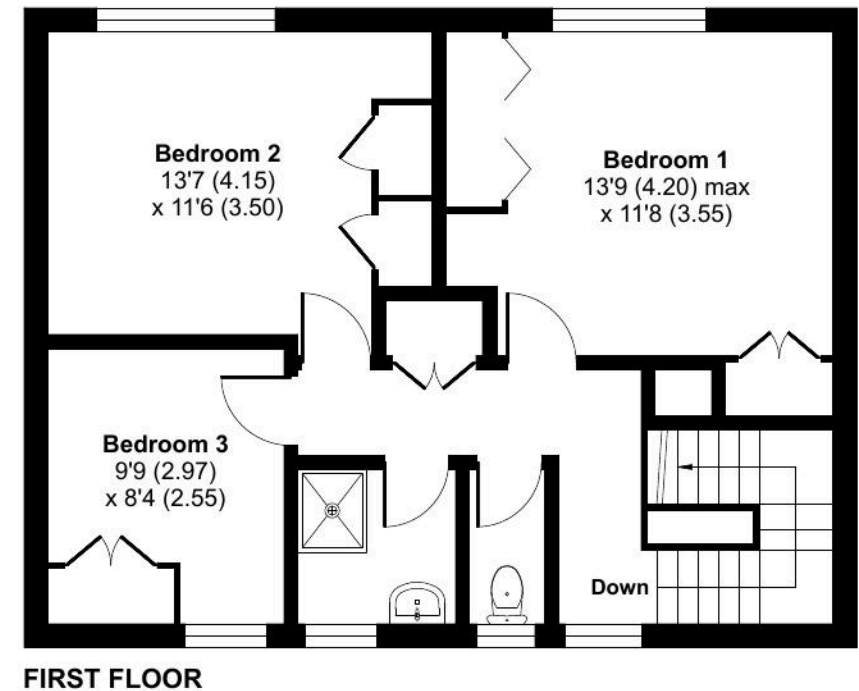
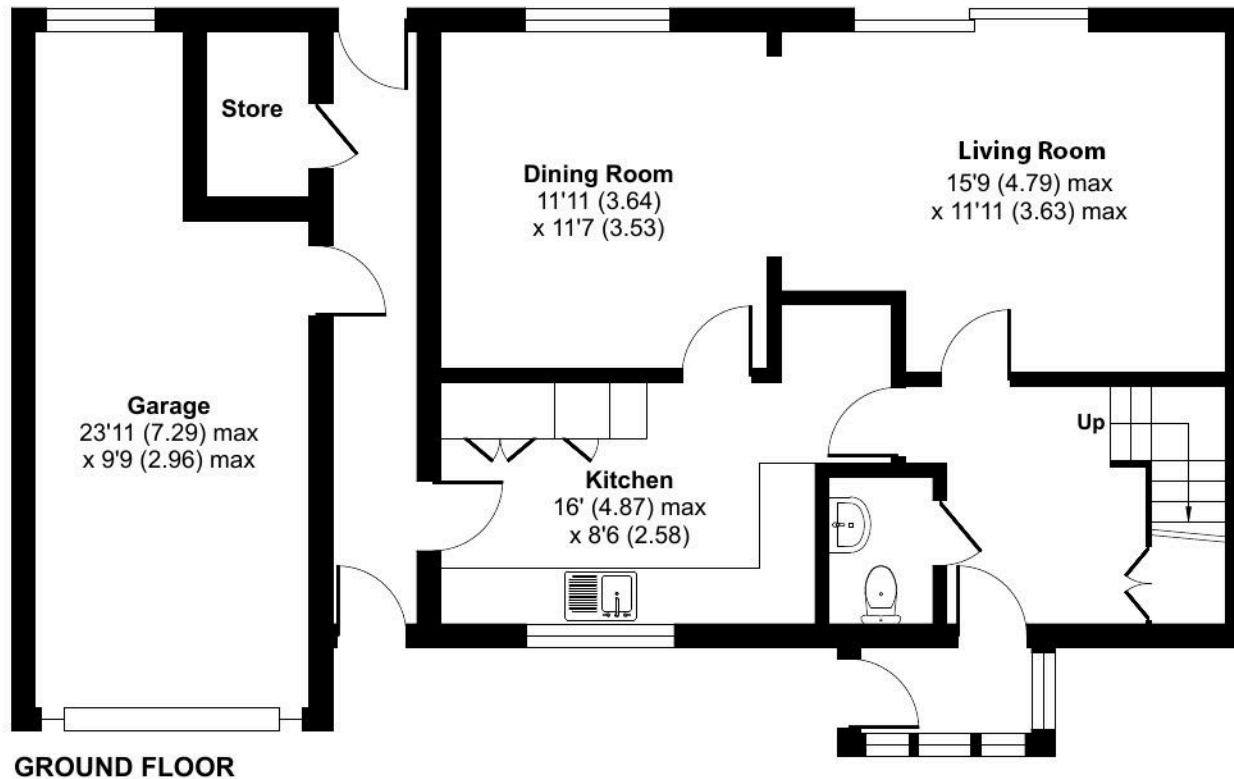
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Approximate Area = 1189 sq ft / 110.4 sq m

Garage = 202 sq ft / 18.7 sq m

Total = 1391 sq ft / 129.1 sq m

For identification only - Not to scale



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Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com