



"Bluemoon", Cherry Orchard

Pershore | Worcestershire | WR10 1EL

"Bluemoon", 2B Cherry Orchard, Pershore, Worcestershire, WR10 1EL

An independently designed architectural build situated on the edge of the renowned Market town of Pershore, bordering the meadows of the river Avon.

Approximately 10 miles from Worcester with road links to Cheltenham and the Cotswold's, with the motorway only 7 miles away through Junction 7, and London Paddington connecting directly to Pershore's own railway station. The newly built Worcestershire Parkway station links directly to Birmingham and the North.

Pershore is an unspoiled picturesque town famed for its elegant Georgian architecture and magnificent Abbey. It's surrounded by beautiful countryside and picturesque villages, a haven for ramblers and cyclists. Pershore has an excellent range of amenities and independent shops, a thriving social calendar supported by sports clubs and the theatre, a leisure centre, and many welcoming pubs and restaurants.

Bluemoon is a truly unique, detached house, built to exacting standards creating a contemporary home. The property is placed in an enviable position on the edge of the town, with direct access onto the tranquility of the Wetlands and meadows beyond. Built with a clever and intricate design in mind, this house really encompasses the best of both inside and outside living spaces.





An immediate sense of stylish and modern living is apparent from the moment you walk through the front door. Split over three levels of living accommodation, this home provides an abundance of surprise and detail.

When walking through the front door you are drawn through into the kitchen/living/dining room which has floor to ceiling windows to allow for an abundance of natural light to come pouring through. The bespoke solid maple kitchen is dressed in granite work surfaces to reflect the light. All integrated appliances and excellent finishes add to the high-end design. A versatile lighting plan and underfloor heating allow for a variety of floor layouts.

To complete the ground floor is a spacious office, perfect for those wanting to work from home, as well as a versatile utility, cloakroom, and garage access.

With a well-planned layout and impeccable interior design, the vaulted sitting room on the first floor lends itself to relaxing and entertaining, with simply stunning views of the tranquil meadows. The room is serviced by a kitchenette and gas fire for those who just want to take time out. A Bang & Olufsen sound system has been internally wired across the house, servicing both living areas as well as the family bathroom. The adjacent master bedroom benefits from a beautiful Juliet balcony, built in wardrobes and a fabulous modern en suite.

This finish moves to the main family bathroom, with a





double ended bath and family sized shower. Two other double bedrooms are found on this floor along with access to the third floor.

The top floor benefits from a double bedroom that spans the length of the house, with an abundance of storage in the eaves. With a beautiful en suite bathroom lined with Italian tiles and a free standing bathtub, this floor can be made private. The door leading off the landing takes you into a versatile area prior to ascending the stairs.

The outside does not disappoint. A beautiful private landscaped garden with a manicured lawn surrounded by matured shrubbery and plants all the way down to a cleverly converted summer room, office or studio, whilst retaining a hidden garage door for diversity of use. Multiple decking areas can be found around the garden always following the sun. The gated area leads onto a private drive for off-road parking for up to three cars, whilst the front driveway provides space for three more cars and an integrated garage.

Services: Mains Drainage, Mains Water, Mains Gas, Mains Electric

Administrative deposit:

Fox Town and Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full and retained by Fox Town and Country Homes to cover administration and re-marketing costs of the property. **THIS IS REFUNDABLE**





Blue Moon, 2b, Cherry Orchard, Pershore, WR10 1EL



Total Approx Area: 224.9 m² ... 2421 ft²
 All measurements of doors, windows, rooms are approximate and for display purposes only.
 No responsibility is taken for any error, omission or mis-statement.
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
 The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	84	England & Wales	EU Directive 2002/91/EC	78

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