



Holly House, Charlton

Near Pershore | Worcestershire | WR10 3LE



Holly House, Charlton, Near Pershore Worcestershire, WR10 3LE

ARE YOU SEARCHING FOR A PROPERTY THAT HAS GRANDEUR AND ACCOMMODATION OF OVER 3,000 SQFT WITHOUT THE RESPONSIBILITY OF A LARGE GARDEN!

- Larger part of a historic former farmhouse - CHAIN FREE! 3,154 sqft
- Cotswolds are only 7 miles away - Broadway village and The Famous Lygon Arms
- Excellent commuter access - Worcestershire Parkway with trains running to Bristol, Wales and South West. Midlands and North of England. Good commuter access to the M5/M50 - M40/M42
- Four double en-suite bedrooms, ensuring privacy and convenience for all occupants
- Well-suited for families with teenage children, providing enough space for everyone's needs
- Minimal maintenance required for the garden, relieving the pressure for those who are not avid gardeners
- Sufficient parking space for up to 4 or even 5 cars, accommodating multiple vehicles
- Cellar with great potential for versatile use, such as an office, study, play area, wine store, gym, and more
- Possibility for various interior design styles, allowing for personalisation and customisation

Charlton is a sought after village set around an attractive village green, situated in the Worcestershire countryside,





equidistant to the market towns of Evesham and Pershore both of which sit on the River Avon. Charlton has a church, public house, pre-school and shares a primary school with the neighboring village of Cropthorne. Further facilities can be found in Fladbury., a nearby village, with more extensive everyday amenities in Evesham and Pershore including schools, supermarkets, restaurants and health care. There is a mainline train station from Evesham to London/Paddington and road links are excellent to the West Midlands.



Approaching this exceptional property, you'll be captivated by its striking presence. The house stands proudly, reflecting a true sense of home. Stepping through the front door, you'll be greeted by a grand entrance hallway, the galleried landing above, creates an atmosphere of openness and sophistication, setting the tone for the entire home and the elegance that lies within. The generous proportions, intricate detailing, and warm ambiance welcome you.

Situated within the charming and much sought-after village of Charlton which is near the Georgian Town of Pershore; this splendid character house offers an idyllic retreat that seamlessly blends timeless elegance with modern comfort.

Three inviting reception rooms, country-style kitchen,





and private courtyard garden, this residence promises an unparalleled living experience for those who appreciate the finer things in life. Four Double Bedrooms:- Enjoy ample space for your family and guests with four generously sized double bedrooms. Each room is thoughtfully designed to provide comfort, natural light, and a serene atmosphere for rest and relaxation.

The extensive cellars, offer an array of possibilities, whether you envision a wine cellar, a home entertainment area, or additional storage, these spaces provide the canvas for your creative desires. The courtyard garden offers a perfect blend of tranquility and outdoor enjoyment. Whether you're sipping morning coffee or hosting a summer BBQ, this private space is designed for memorable moments.

Convenience meets practicality with the double garage and generous car parking. Your vehicles will be sheltered and secure, and your guests will always find a space to park.





Holly House, Top Street, Charlton, WR10 3LE



Total Approx Area: 293.0 m² ... 3154 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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