



Church Street, Fladbury

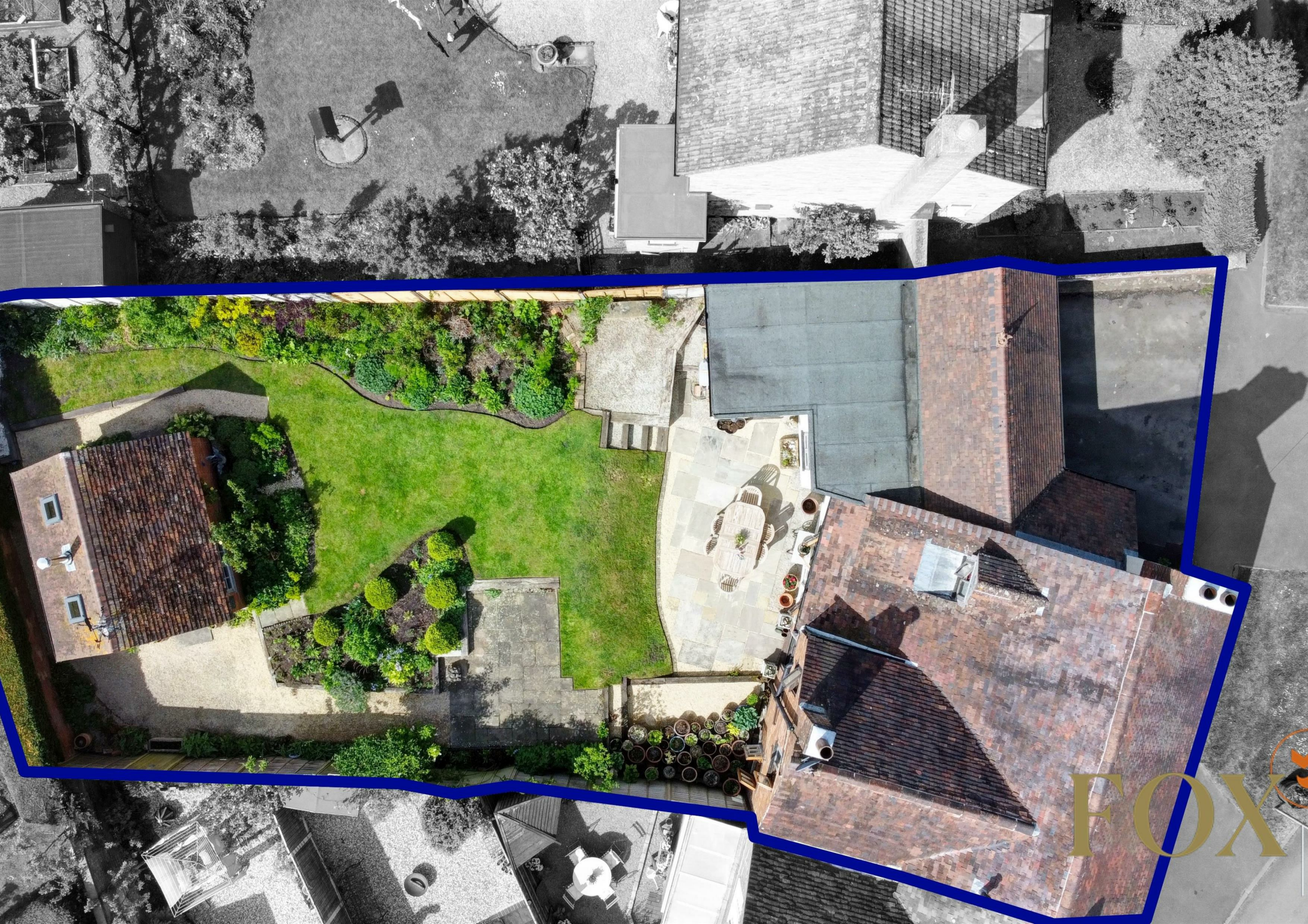
Pershore | Worcestershire

FOX
TOWN & COUNTRY HOMES

Church Street, Fladbury, Pershire, Worcestershire

- Meticulously refurbished cottage with exceptional craftsmanship and attention to detail.
- 1,900 sqft in total
- Oak framed entrance porch
- Solid wood floors, oak doors, oak windows, and exposed ceiling beams.
- Original inglenook fireplace with multifuel stove
- Reception rooms have distinct areas for living and entertaining,
- Bespoke oak kitchen with contrasting worktops, fitted range-style cooker
- Large windows showcase the south west-facing garden and fill the space with natural light.
- Separate dining room with vintage French stove:-
- Can be separately accessed through entrance porch
- Utility/Cloakroom
- Garage/workshop
- Dedicated study.
- Elegant elm staircase.
- Master bedroom
- Guest bedroom and third bedroom
- Stylish bathroom
- Cellar
- Beautiful gardens, cottage style planting and gravel paths.
- Detached 'Folly' beautifully restored with a log burner, ideal for hobbies or a retreat.
- Car parking for two vehicles
- Picturesque setting within the village - conservation area
- Chain-Free – ready to move.





FOX

Situated in a picturesque setting, this striking cottage has been meticulously refurbished to an exceptional standard, exuding character and contemporary design.

Upon entering, you are greeted by beautifully finished reception rooms featuring solid wood floors, oak doors, oak windows, and exposed ceiling beams that add character and warmth. The centerpiece of the living area is an original inglenook fireplace with a multifuel stove, creating an inviting atmosphere.

The spacious layout flows seamlessly, offering distinct areas for entertaining. The bespoke oak kitchen stands out with its contrasting worktops, fitted range-style cooker, built-in fridge, and dishwasher, complemented by slate-tiled floors. Large windows provide views of the south west-facing garden, allowing natural light to pour in and showcasing the surroundings. Adjacent to the kitchen is a separate dining room with vintage French stove and an additional sitting room, perfect for hosting family and friends. Both the sitting room and dining room can be accessed separately through the entrance porch making this property perfect for entertaining.

A convenient utility/cloakroom equipped with space for a fridge freezer, washing machine, and separate dryer.

For enthusiasts, the garage/workshop is fitted with power and light, ideal for car or bike projects.

A separate study offers a workspace for those who wish to work from home.

An elegant original Elm staircase leads to the sleeping quarters, where the master bedroom features exposed Elm floorboards and a window seat overlooking the rear garden. The guest bedroom is generously sized with a walk-in wardrobe, while the third bedroom provides a single space with garden views. The bathroom retains its charm with painted wooden floorboards and a classic white suite.





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The gardens are a pleasure to walk through, with vibrant spring and summer flower beds, a winding garden path, and a patio area perfect for outdoor furniture, creating an idyllic spot for relaxing and entertaining.

Enhancing the property is a beautifully restored detached 'Folly,' complete with a log burner, power, light, and tiled floors. This versatile space, designed with thought and flair, is perfect for a quiet retreat, hobby space, or additional workspace. Two elevated bunk style beds are accessed via a wooden ladder – a great space to relax. Incorporated within the rear of the Folly are two additional store rooms.

With the added benefit of car parking for two vehicles and being chain-free, this exceptional cottage offers a unique blend of style and comfort.

Fladbury - a picturesque village situated on the banks of the River Avon, offering a range of excellent amenities including a primary school, village church, an excellent butchers, two public houses, hairdressers, a golf course, and cricket, tennis and water sports club. The village is situated close to Pershore which provides broader shopping, with wider services available in Worcester, Stratford-upon-Avon and Cheltenham.

Worcestershire parkway is approximately a 12 minute drive, Pershore railway stations close by with excellent train links to London, Worcester and Birmingham.

Tax Band D

Mains Water and Electricity

Mains Drainage

Gas Central Heating

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 UPON COMPLETION

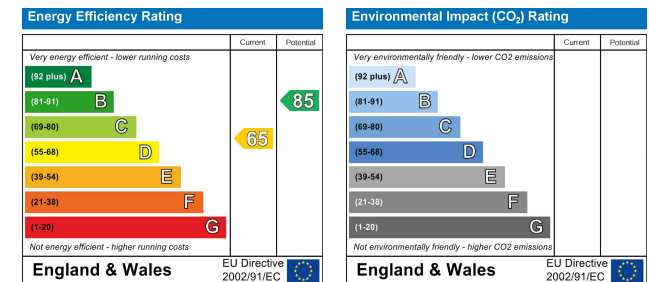




Folly Cottage, Church Street, Fladbury, WR10 2QB



Total Approx Area: 178.0 m² ... 1916 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.



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