



51 Newlands, Pershore

Pershore

Guide Price **£475,000**

 **JONES &
ASSOCIATES**
BESPOKE ESTATE AGENCY



51 Newlands

Pershore, Pershore

- A rare find in the heart of Pershore
- Four bedrooms & five reception rooms including a beautiful 23'10 x 12 garden room.
- Bursting with original features and character
- Kitchen, Aga range cooker & utility room
- 17' x 14'10 Sitting room with a wood burning stove & exposed wooden beams
- En-suite main bedroom with bath & independent shower
- Large Cellar
- Spacious courtyard garden
- Two large garages & parking with access off New Road

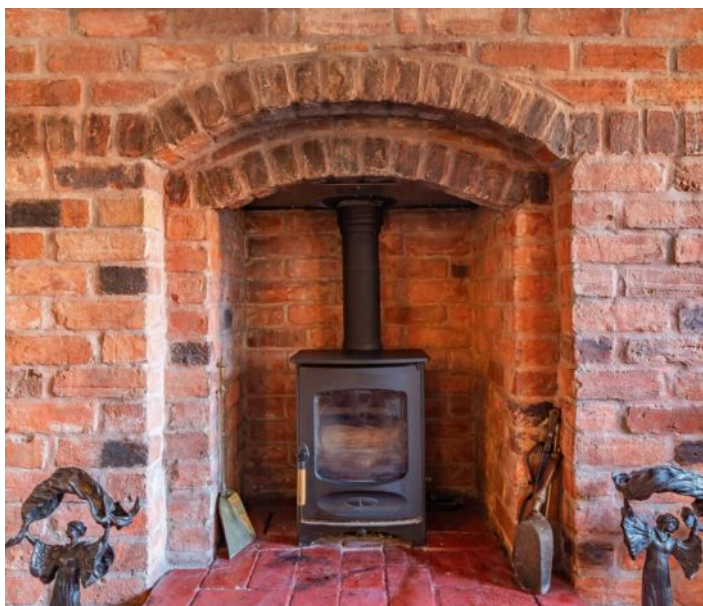
As one of the original properties to be constructed in Newlands, number 51 is bursting with authentic features and character. It's also surprisingly spacious having nearly 2500 ft² of habitable space and also comes with two large garages and parking to the rear off New Road. Council Tax band: D

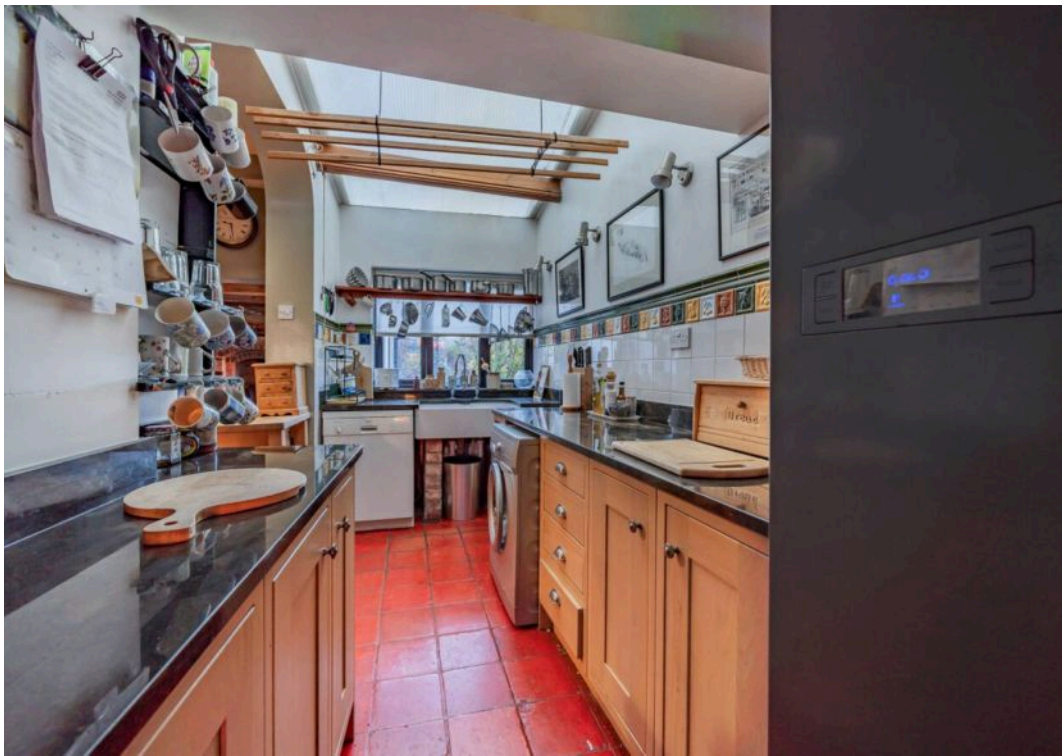
Tenure: Freehold

The welcoming living room features an elegant fireplace surround, creating a cozy focal point, while the adjoining dining room flows seamlessly into a bright and comfortable snug. The well-appointed kitchen boasts built-in appliances, a breakfast bar, and ample workspace, complemented by a separate utility room with generous storage and counter space. A dedicated office/study provides the ideal space for home working. Upstairs, the property benefits from four well-proportioned bedrooms, including a stunning principal suite with a recently refurbished contemporary en-suite featuring a freestanding bath and shower cubicle. A stylish family shower room has also been recently refurbished and serves the remaining bedrooms. Double glazing and gas-fired central heating contribute to the home's impressive energy-efficient "C" rated EPC.

Outside, the beautifully tended southeast-facing rear garden provides a peaceful retreat, while the driveway to the front offers parking for three vehicles and access to the garage, with an EV Charger.

Situated in the heart of the village, residents enjoy easy access to local amenities, including a church, primary school, village shop, and two welcoming public houses.





Newlands, Pershore, WR10

Approximate Area = 2448 sq ft / 227.4 sq m

Limited Use Area(s) = 101 sq ft / 9.3 sq m

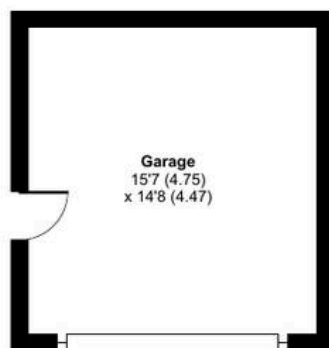
Garage = 426 sq ft / 39.5 sq m

Total = 2975 sq ft / 276.2 sq m

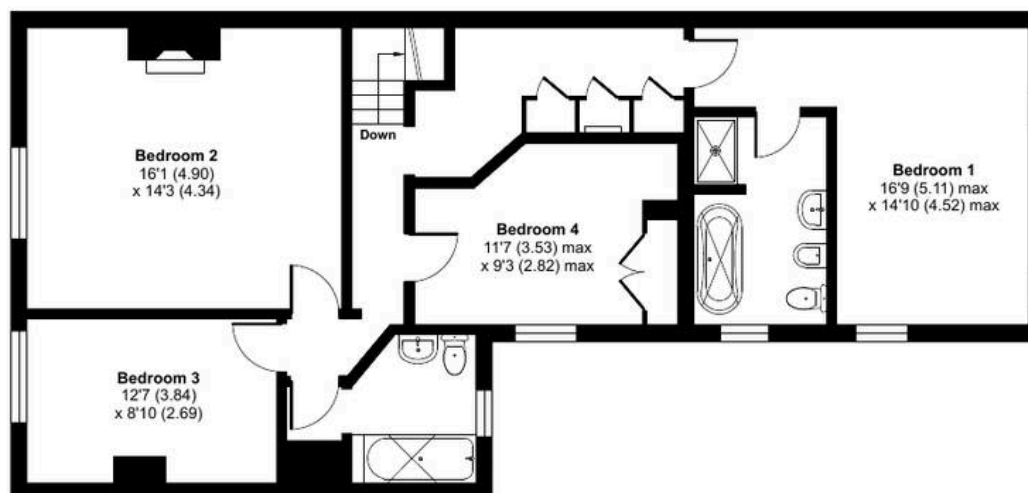
For identification only - Not to scale



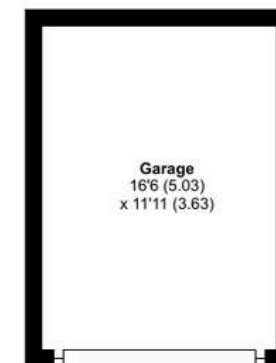
Denotes restricted
head height



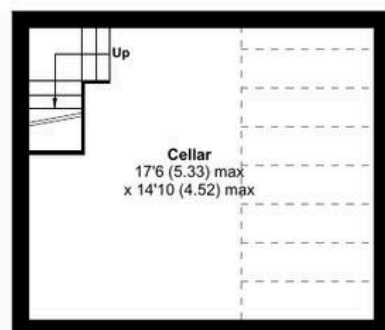
GARAGE 1



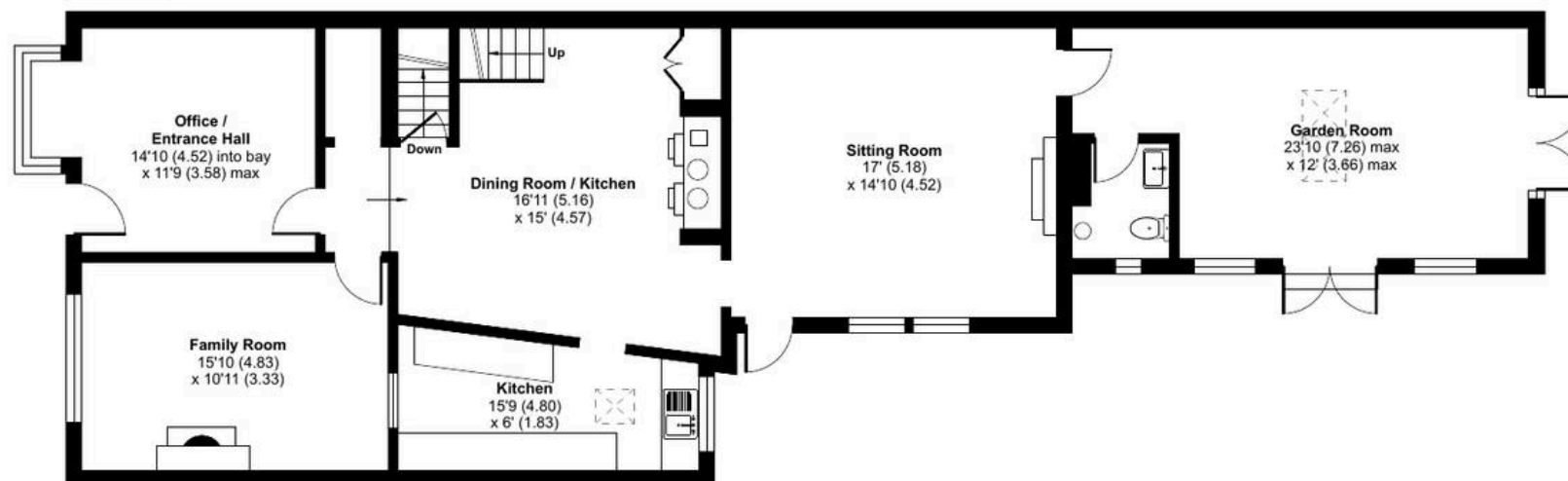
FIRST FLOOR



GARAGE 2



CELLAR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n|cheom 2025. Produced for Jason Jones & Associates. REF: 1236028

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