



Pensham Place, Upper Moor

Pershore

Guide Price **£575,000**

 **JONES &
ASSOCIATES**
BESPOKE ESTATE AGENCY



Pensham Place

Upper Moor, Pershore

- Offered with no onward chain
- Newly built & modern detached four bedroom, two en-suite, property
- Built by renowned local developer Juliff Homes, with NHBC warranty
- Stylish kitchen / breakfast room with premium Bosch appliances and granite countertops
- Two reception rooms
- Bathrooms featuring luxury 'Laufen' sanitary ware, Hansgrohe fixtures, and Grespania tiles
- Individually zoned, app-controlled underfloor heating throughout the ground floor.
- Landscaped gardens with a south facing rear aspect & private parking
- "B" Rated EPC & P.V. Solar panels for energy efficiency

This exceptional newly built four-bedroom detached property, crafted by renowned local developer Juliff Homes, offers contemporary living with high-quality finishes throughout. Complete with an NHBC warranty, this stylish home is designed for modern comfort and energy efficiency.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

The heart of the home is a beautifully appointed kitchen / breakfast room, featuring premium Bosch appliances, granite countertops, and a sleek, modern design. Two spacious reception rooms provide versatile living spaces, while the four well-proportioned bedrooms include two luxurious en-suites. Bathrooms are finished to the highest standard with 'Laufen' sanitary ware, Hansgrohe fixtures, and elegant Grespania tiles. Individually zoned, app-controlled underfloor heating runs throughout the ground floor, ensuring warmth and efficiency. The landscaped gardens boast a desirable south-facing rear aspect, and private parking offers added convenience. With a "B" rated EPC and P.V. solar panels, this home is both energy-efficient and environmentally conscious.

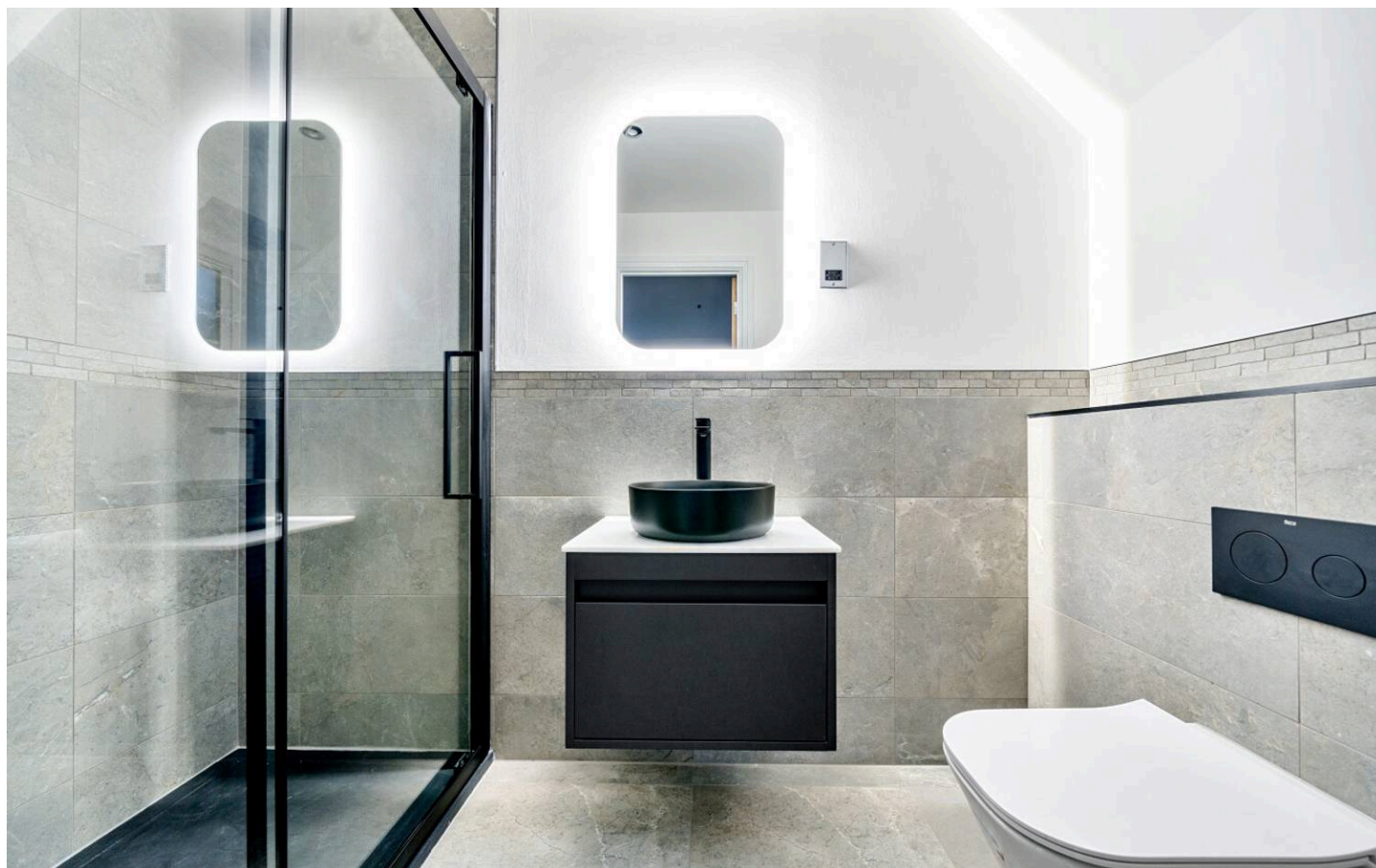
Offered with no onward chain, this stunning property presents a fantastic opportunity for a seamless move.

Upper Moor is a small village in Worcestershire, England, nestled near the River Severn and surrounded by picturesque countryside and conveniently located approximately 2 miles from Pershore and 6 miles from Evesham.

The market town of Pershore is Georgian styled and provides high street shopping facilities and supermarket together with a leisure complex. The river Avon runs to the east of the town lending itself to scenic walks and leisure pursuits. There are two medical centres and hospital and town library, together with excellent educational facilities within the area. Pershore has Number 8 which is run by voluntary help and provides theatre activities, a cinema, ballet and yoga classes and is very much a part of Pershore community living.



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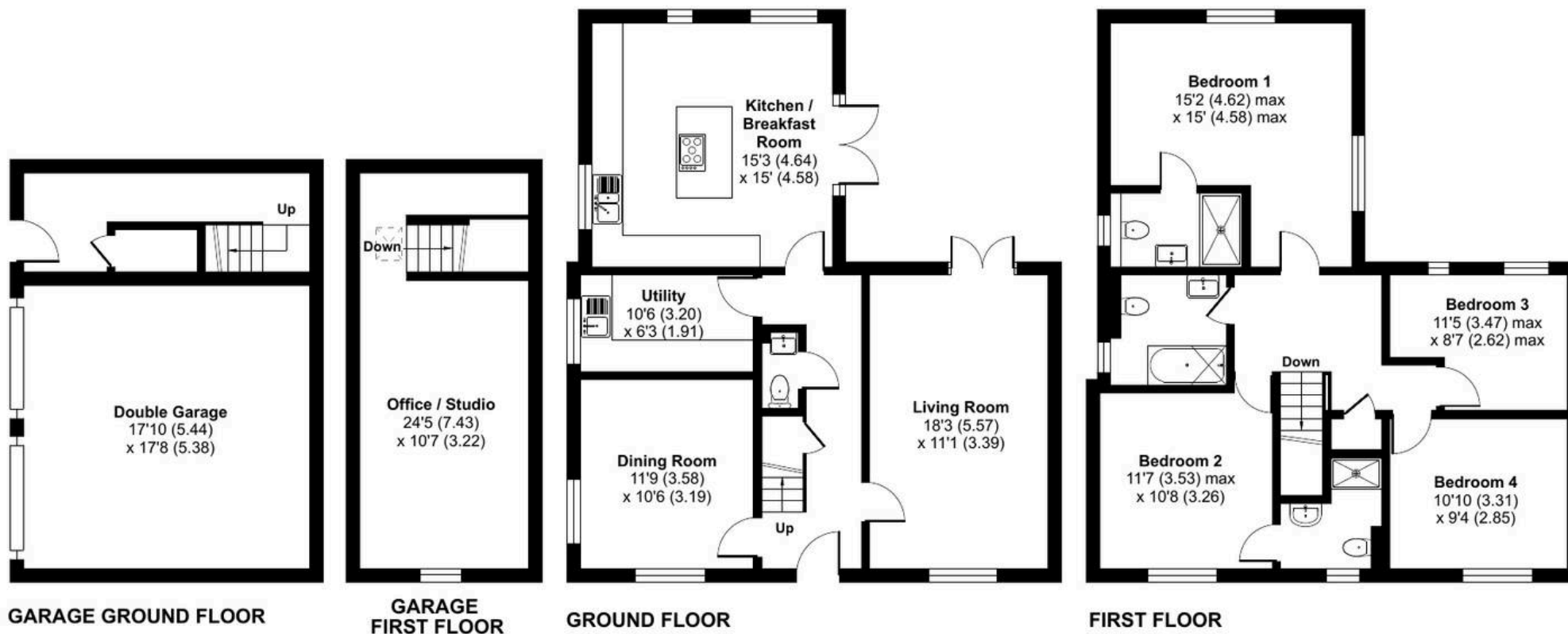
Upper Moor, Pershore, WR10

Approximate Area = 1532 sq ft / 142.3 sq m

Garage = 685 sq ft / 63.6 sq m

Total = 2217 sq ft / 205.9 sq m

For identification only - Not to scale



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: 1238686

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