



## 39 Hands Orchard, Great Comberton

Pershore

Guide Price **£290,000**

 **JONES &  
ASSOCIATES**

BESPOKE ESTATE AGENCY



## 39 Hands Orchard

Great Comberton, Pershore

- Well-maintained three-bedroom semi-detached property
- Beautifully landscaped rear garden bordering a woodland
- 17'4 x 11'1 living room
- Fitted kitchen/dining room
- Utility room and cloak room
- Three bedrooms and a bathroom
- Communal parking to the rear of the property
- Located in the desirable village of Great Comberton

Tenure: FREEHOLD

EPC Rating: E

Local District Council: Wychavon

Council Tax band: C



Nestled in the sought-after village of Great Comberton, this well-maintained three-bedroom semi-detached home offers comfortable and versatile living in a peaceful setting.

The property features a spacious 17'4 x 11'1 living room, perfect for relaxing or entertaining, and a fitted kitchen/dining room that provides a practical and welcoming space for family meals. A separate utility room and a convenient cloakroom add to the functionality of the ground floor.

Upstairs, there are three well-proportioned bedrooms and a family bathroom.

To the rear, the beautifully landscaped garden borders a serene copse, creating a private and tranquil outdoor retreat.

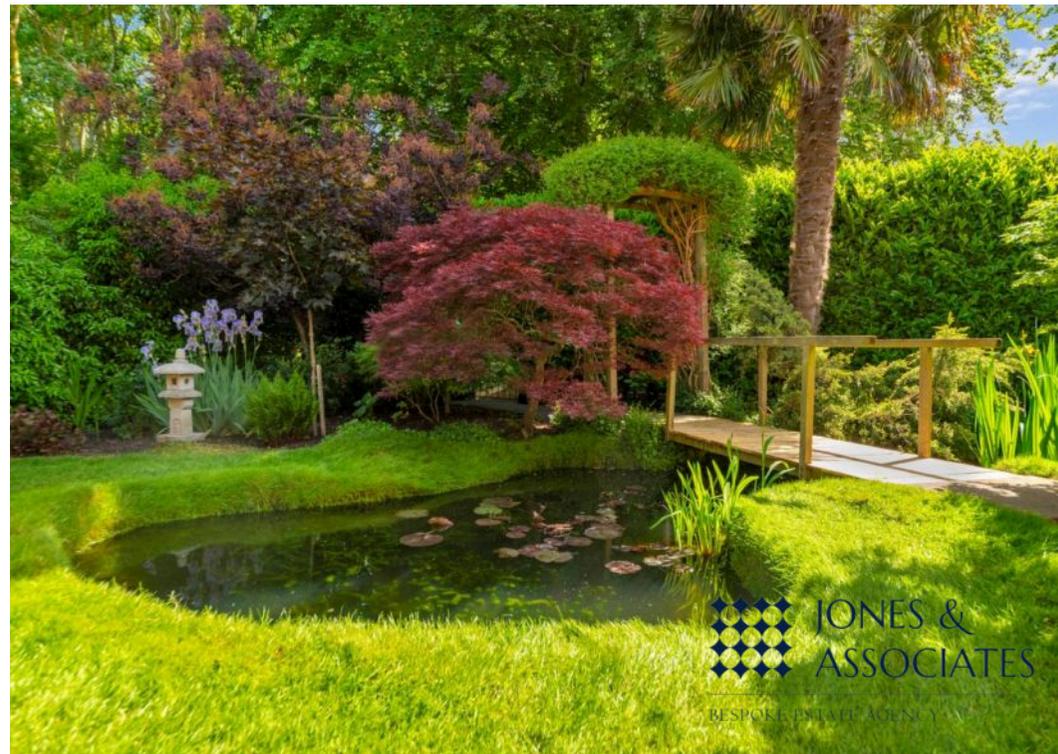
Additional benefits include communal parking to the rear of the property, double glazing throughout and a warm air heating system.

This is a fantastic opportunity to live in a charming village location with countryside walks and a strong community feel, all while being within easy reach of local amenities.

#### LOCAL AREA

Great Comberton sits at the foot of Bredon Hill, within the Cotswolds Area of Outstanding Natural Beauty, and is a vibrant and friendly village which consists of many delightful thatched cottages, a village hall and the 14th-century Saint Michael's Church. With the River Avon nearby, the area is well known for its boating, fishing and walking.





# Hands Orchard

Approximate Gross Internal Area  
Ground Floor = 44.8 sq m / 482 sq ft  
First Floor = 44.5 sq m / 479 sq ft  
Total = 89.3 sq m / 961 sq ft

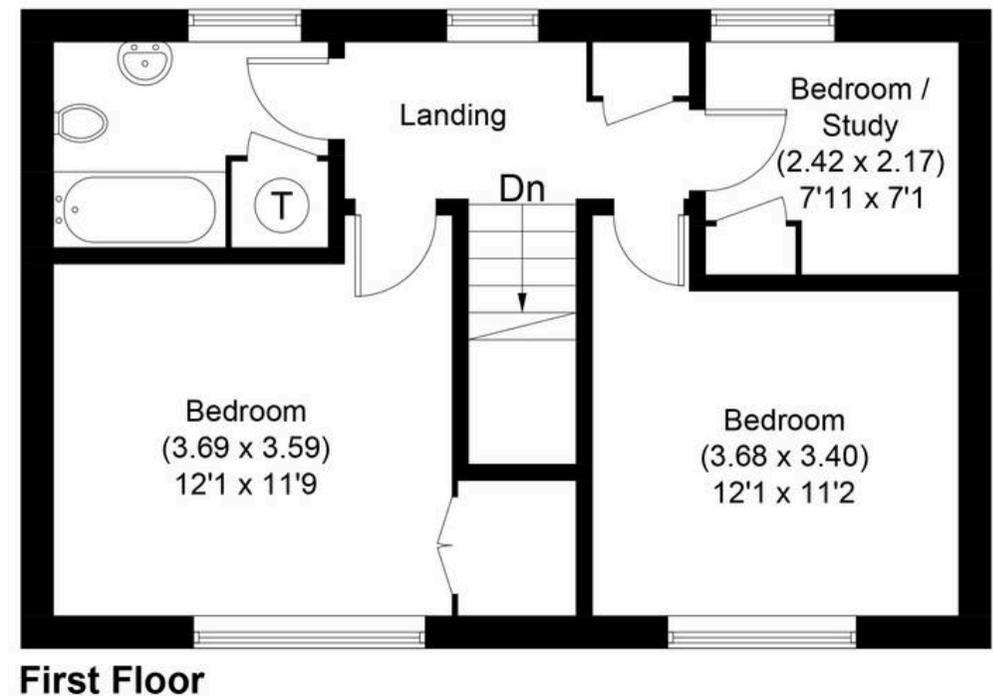
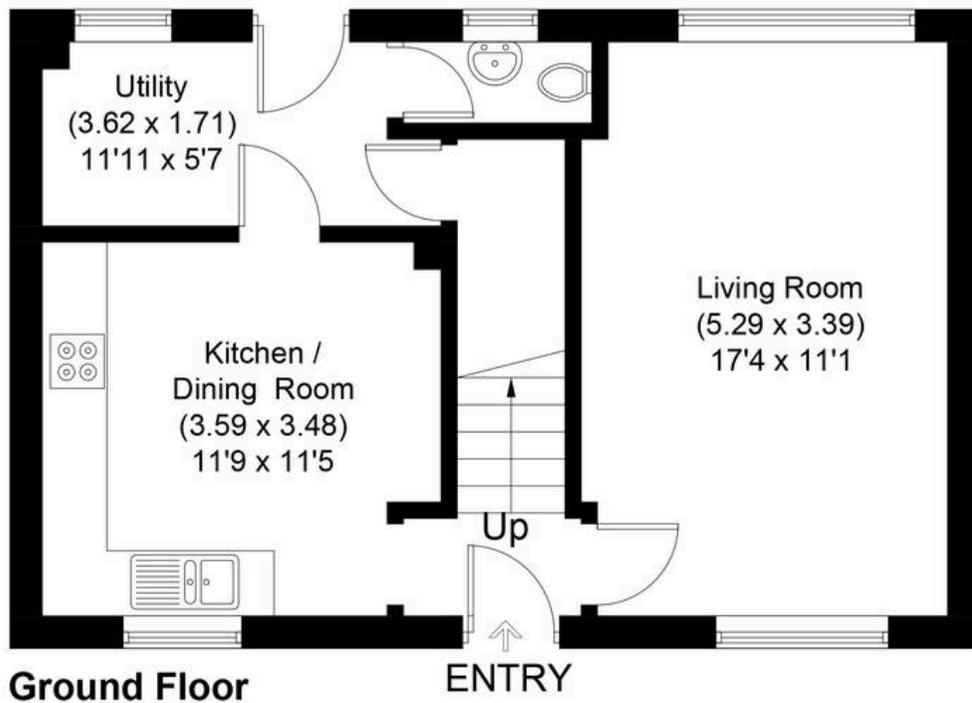


Illustration for identification purposes only, measurements are approximate, not to scale.



## Jones & Associates

14 Bridge Street, Pershore - WR10 1AT

01386 291010 • [info@jjaa.co.uk](mailto:info@jjaa.co.uk) • [www.jjaa.co.uk/](http://www.jjaa.co.uk/)

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