

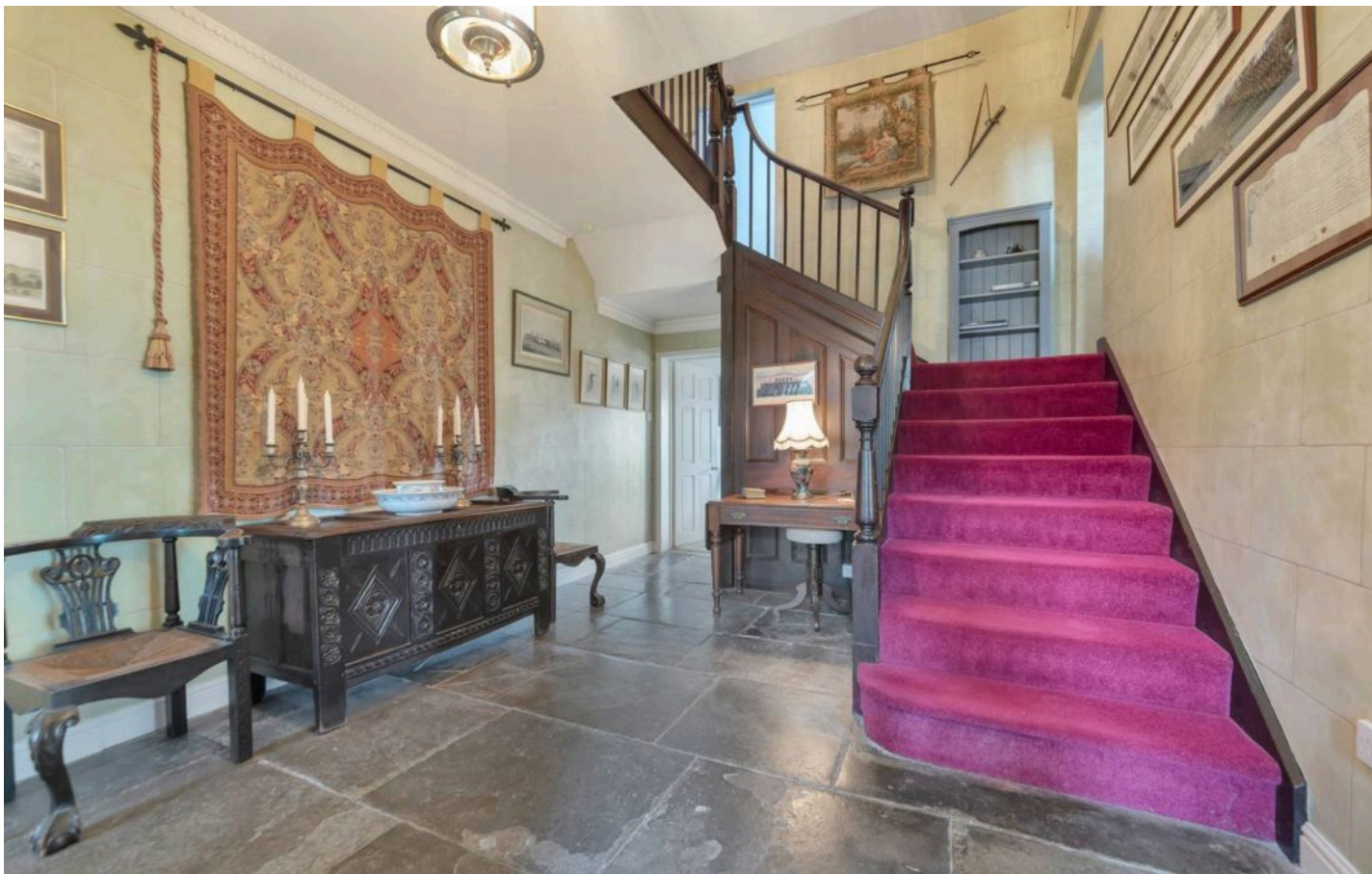


## Holly House Top Street, Charlton

Pershore

Guide Price **£525,000**





## Holly House Top Street

Charlton, Pershore

- Holly House is an impressive four double bedroom home, with four en-suites
- Grand Entrance Hallway – Featuring a galleried landing that creates a sense of elegance and space.
- Three Reception Rooms – Spacious, beautifully appointed spaces for formal dining, entertaining, or relaxation
- Country-Style Kitchen – A warm and inviting space with character and functionality at its core
- Four Double Bedrooms, each with en-suites – Generously proportioned and filled with natural light, ideal for family living
- Extensive Cellars – Offering superb potential for a wine cellar, cinema room, gym, or storage
- Small, But Private Courtyard Garden – A tranquil outdoor retreat, perfect for quiet mornings or entertaining guests
- Double Garage – Secure, practical parking with additional driveway space for guests
- Local Amenities Nearby – Close to village pub, church, pre-school, and primary school shared with neighbouring Crophorne
- Offered with no onward chain

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E





As you approach Holly House, its striking presence and elegant façade immediately capture your attention. Step inside and you're welcomed by a grand entrance hallway, where a sweeping galleried landing above creates a sense of light, space, and sophistication, setting the tone for the characterful interiors that follow.

The home features three beautifully appointed reception rooms, two with open fireplaces, a charming country-style kitchen, and a private courtyard garden—together creating an exceptional living experience for those who appreciate quality and attention to detail.

The extensive cellar spaces offer exciting potential—whether you dream of a wine cellar, home cinema, gym, or simply need additional storage, the opportunities are vast.

Upstairs, four generously proportioned double bedrooms are each equipped with private en-suites and designed to make the most of natural light, providing a calming retreat for family and guests alike.

The compact yet inviting courtyard garden is a peaceful haven, ideal for morning coffee or entertaining on warm summer evenings.

Practicality is also well considered, with a double garage and ample parking completing this impressive home.

With no onward chain, this property is ready for you to move in and make it your own.

















# Top Street

Approximate Gross Internal Area

Lower Ground Floor = 37.2 sq m / 400 sq ft

Ground Floor = 123.2 sq m / 1326 sq ft

First Floor = 105.0 sq m / 1130 sq ft

Garage = 26.6 sq m / 286 sq ft

Total = 292.0 sq m / 3142 sq ft



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



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