



13 Butt Furlong, Fladbury

Pershore

Guide Price **£685,000**



13 Butt Furlong

Fladbury, Pershore

- Substantial five-bedroom, three-bathroom detached residence set on an extensive plot of approximately ½ acre
- Excellent scope for extension and potential development (subject to planning consent)
- Generous living room (25'9 max x 14'11) featuring a bay window, open fireplace, and French doors opening onto the rear garden
- Well-proportioned fitted kitchen with adjoining utility room
- Entrance porch leading to a welcoming hallway and ground floor shower room
- Spacious first-floor landing providing access to five bedrooms and a family bathroom
- Principal bedroom complete with en-suite bathroom
- Expansive grounds extending to around ½ acre
- Double garage with ample additional parking
- Situated in the highly regarded village of Fladbury

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D



Nestled within the sought-after village of Fladbury, this substantial five-bedroom, three-bathroom detached residence occupies an extensive plot of approximately half an acre and presents an exciting opportunity for modernisation, extension, or potential development (subject to the necessary planning consents).

The property offers generous and versatile accommodation throughout. The principal reception room measures 25'9 (max) x 14'11 and features a charming bay window, open fireplace, and French doors opening onto the rear garden, creating a wonderful space for both relaxation and entertaining. The well-proportioned fitted kitchen is complemented by an adjoining utility room, while the ground floor further benefits from an entrance porch, welcoming hallway, and a shower room.

Upstairs, a spacious landing leads to five bedrooms and a family bathroom. The principal bedroom is particularly noteworthy, complete with an en-suite bathroom.

Externally, the property is set within impressive grounds of approximately half an acre, providing both privacy and scope for further enhancement. A double garage and ample driveway parking complete the picture.

Fladbury itself is a highly regarded village, offering a delightful blend of rural charm and convenient access to nearby towns and transport links, making this an ideal family home with exceptional potential.





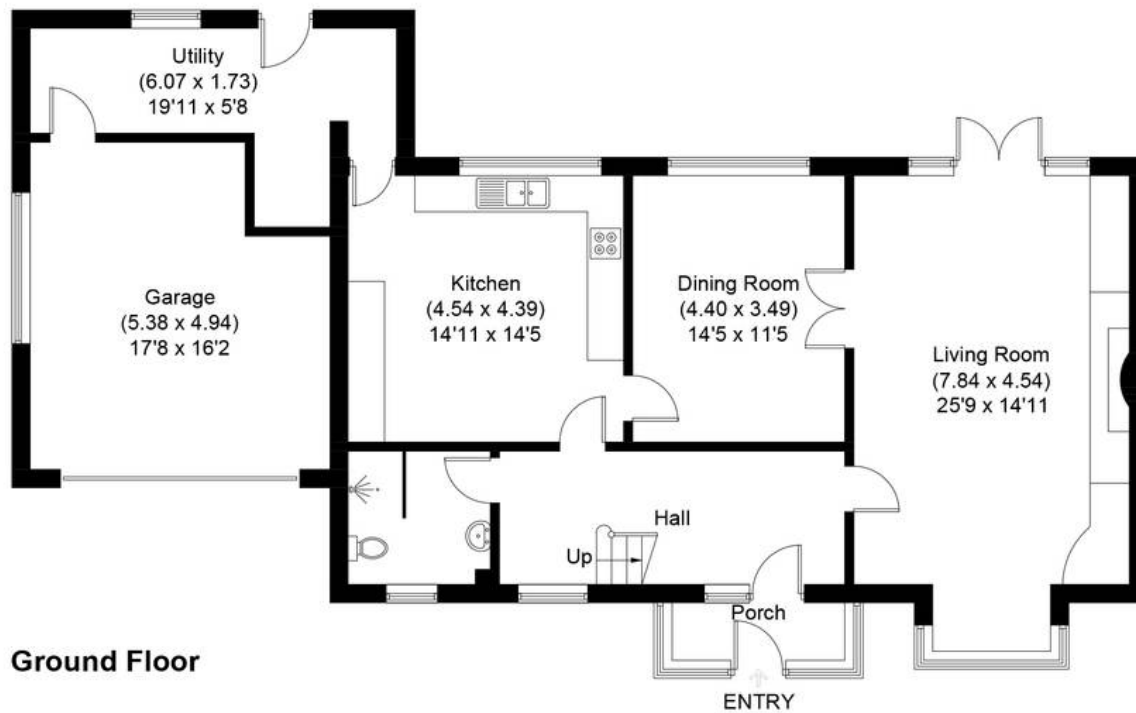




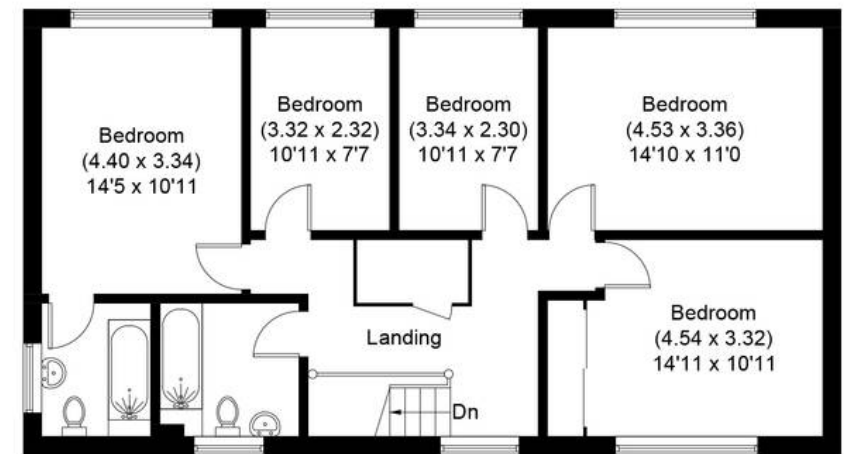
Butt Furlong

Approximate Gross Internal Area = 220.5 sq m / 2373 sq ft
(Including Garage)

Approximate Gross Internal Area = 193.8 sq m / 2086 sq ft
(Excluding Garage)



Ground Floor



First Floor

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



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