



Cedar House, Eckington

Pershore

Guide Price **£1,300,000**



Cedar House

Eckington, Pershore

- Elegant Six-Bedroom Period Home blending classic architecture with modern extensions and open-plan family living, set over nearly 3500 ft².
- Three Stylish Self-Contained Cottages — ideal for multi-generational living, guest accommodation, or income from holiday lets.
- Expansive Open-Plan Kitchen/Dining/Family Room with central island, vaulted ceiling, and full-height glazing overlooking landscaped gardens.
- Spacious reception hallway leading to two elegant bay-fronted reception rooms and a cosy snug — both main rooms featuring charming wood-burning stoves.
- Original features, wood burning stoves, and underfloor heating throughout all floors.
- Substantial Outbuildings and Workshops providing excellent potential for business use, studio conversion, or classic car storage.
- Beautifully Landscaped Gardens and Grounds extending to just over one acre with mature cedar trees and a horseshoe driveway.
- Approximately 4,930 sq ft in Total (458 sq m) including main house, cottages, and outbuildings.
- Sought-after village with amenities including two pubs and a shop. Easy reach of Pershore, Tewkesbury, and Cheltenham, offering strong rail and motorway links.

Cedar House is an exceptional six-bedroom country property situated on the edge of the sought-after Bredon Hill village of Eckington, combining elegant period architecture with extensive modern additions and beautifully designed ancillary accommodation. Set within just over an acre of grounds (approx.), the estate includes the impressive main residence, three self-contained cottages, and extensive outbuildings offering outstanding flexibility for multi-generational living, business use, or income generation.

The Main Residence

Ground Floor

The handsome, Victorian double fronted, Cedar House opens into a light-filled interior where original character meets contemporary design. The ground floor features a spacious reception hallway leading to a generous living room with a wood-burning stove and access to an additional reception room, both of which have beautiful full-depth bay windows. To the other side of the hallway is a cosy snug, also enjoying a wood-burning stove.

To the rear, the property unfolds into an impressive open-plan kitchen, dining, and family space, beautifully finished with natural stone flooring, a central island, and extensive glazing overlooking the landscaped garden and patio. The adjoining utility room, boot room and cloakroom provide practical family space, while a study/reading room offers a peaceful home office environment.

First Floor

The first floor opens onto a spacious landing, leading to the principal bedroom suite, which enjoys garden views and features a stylish en suite shower room. Bedroom Two also benefits from its own en suite shower room, while two further well-proportioned bedrooms are served by a modern family shower room.





Second Floor

The original top floor provides two versatile rooms, ideal for guest accommodation, a playroom, or a home office, together with a boiler room and additional eaves storage.

The main residence benefits from underfloor heating throughout all floors, served by a mains gas boiler system.

The Cottages

Three beautifully appointed cottages sit discreetly beside the main house, each designed with its own distinctive style and featuring private designated outdoor space:

Bramble Cottage – A one-bedroom single-storey cottage featuring a bright open-plan kitchen/living area and a double bedroom with en suite shower room.

Briar Cottage – A spacious one-bedroom property with open-plan kitchen/living space, double bedroom, shower room, and storage.

Cedar Cottage – A charming two-storey cottage with a generous living area, fitted kitchen, and large double bedroom with en suite.

Each cottage is presented to an exceptional standard, ideal for use as guest accommodation, holiday lets, or independent family living.



The Grounds

Accessed via a gravel horseshoe driveway, framed by mature cedar trees, the property enjoys ample parking.. The gardens are mainly laid to lawn with well-stocked borders and hedged boundaries, offering privacy and a tranquil outlook. A large paved terrace adjoins the kitchen/dining area, perfect for outdoor entertaining.

Location

Eckington is a sought-after Bredon Hill village situated midway between Pershore and Tewkesbury. Local amenities include a village shop, first school, church, and two public houses. With the River Avon nearby, the area is well known for its boating, fishing, and walking.

The Georgian market town of Pershore offers high street shopping facilities, supermarkets, an indoor market, leisure complex, and excellent educational options. Cultural life thrives at Pershore's Number 8 Community Arts Centre, providing theatre, cinema, and classes.

Pershore and Worcestershire Parkway stations offer direct rail links to London Paddington, Worcester, and Birmingham, while the M5 (J7) lies approximately nine miles away, providing convenient access to the Midlands and the South West. Cheltenham, Worcester, and Evesham are all within easy reach.

Tenure: FREEHOLD

EPC Rating: Awaiting EPC

Local District Council: Wychavon

Council Tax band: G











Cedar House, WR10 3DD

Approximate Gross Internal Area
House = 322.4 sq m / 3470 sq ft
Outbuildings & Cottages = 458.0 sq m / 4930 sq ft
Total = 780.4 sq m / 8400 sq ft

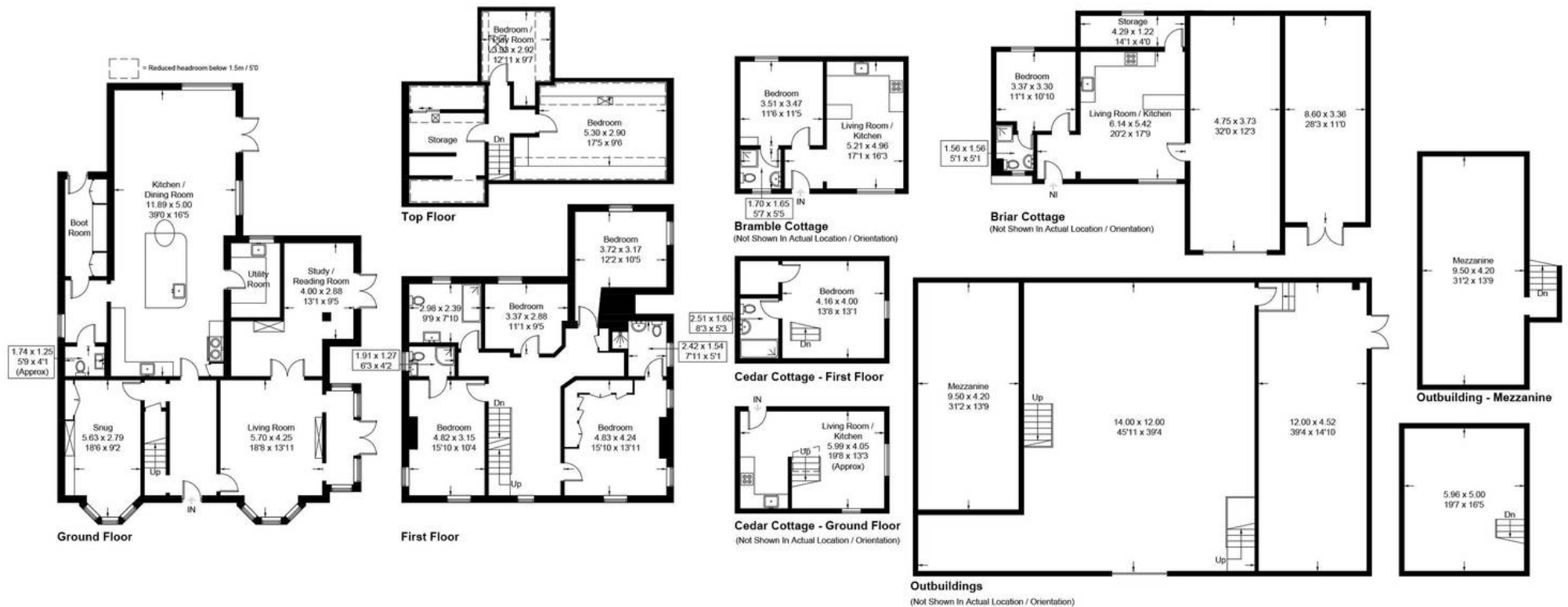


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