



Birlingham House, Worcestershire WR10

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# Birlingham House, Worcestershire **WR10**

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A beautifully refurbished family house with land in a desirable village.

Birlingham House sits on the edge of the sought-after village of Birlingham, located in a meander in the river Avon to the north of Bredon Hill.

Pershore 3 miles, Worcester 11 miles, Cheltenham 14 miles, M5 (Jct. 8) 4 miles (All distances are approximate).



**Guide price:** £2,900,000

**Local authority:** Wychavon District Council

**Council tax band:** G



Located in one of  
Worcestershire's  
most desirable  
villages, on the edge  
of the Cotswold  
AONB.

## The property

- Comprehensively extended and refurbished in 2022
- 7493 square feet
- Self-contained annexe
- Triple garage
- Five and a half acres of gardens and grounds
- Far-reaching views
- Beautiful rural village close to the River Avon and the Cotswold AONB

## Services

Mains Water, Electric and Drainage. LPG-fired central heating and hot water.

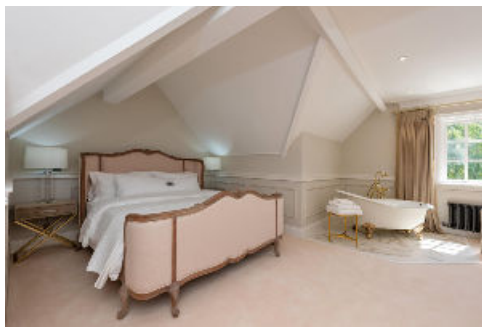
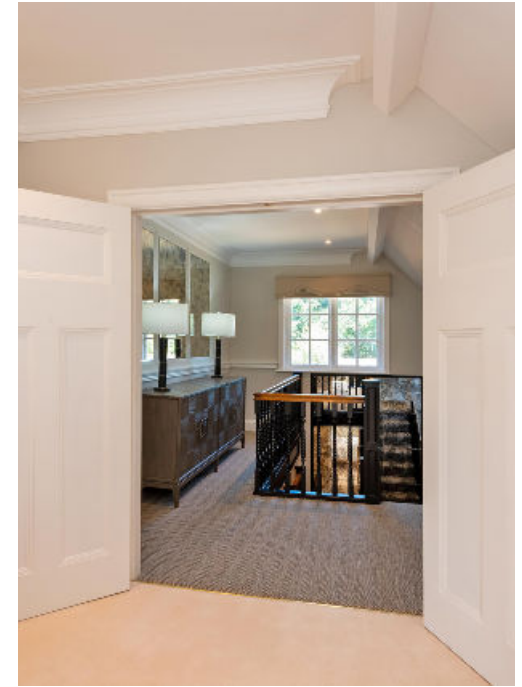
## Directions

<https://w3w.co/scales.mystified.duet>

Postcode - WR10 3AB







Immaculately presented with an exceptional eye for detail.







A versatile layout with excellent entertaining space and luxurious bedroom suites.



## Location

The village has a popular pub (The Swan), an active village hall, a cricket club and St. James the Great Church overlooking a pretty village green.

The nearby Georgian market town of Pershore offers various everyday amenities, including independent shops, a health centre, a cottage hospital, a public library, a community arts centre, supermarkets, pubs and restaurants.





**Approximate Gross Internal Floor Area  
696 sq m / 7493 sq ft  
(inc. restricted head height)**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2023. Photographs and videos dated July 2023.

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