



Old School House

Birlingham, Pershore, Worcestershire





A beautifully renovated former school house in the heart of the village.

Pershore 2.5 miles, Evesham 9 miles, Worcester 11 miles, Cheltenham 15.5 miles, Birmingham 36.5 miles, Bristol 55 miles

(All distances are approximate)



Summary of accommodation

Ground Floor: Hall | Kitchen/dining room/breakfast room | Utility room | Pantry | Sitting room | Study | WC | Dining room

First Floor: Principal bedroom | Walk-in wardrobe | En suite | 2 Double bedrooms | Family bathroom | Mezzanine

Garden and Grounds

Double garage | Greenhouse | Gardens | Off road parking | Electric charging point

Situation

(Distances and times are approximate)



For a wider range of amenities, the nearby Georgian town of Pershore is a ten minute drive, whilst further shopping is available in Worcester and the Regency spa town of Cheltenham.



There is an excellent range of schooling in Cheltenham, Malvern and Worcester as well as the nearby Bredon School.



Communications are excellent with access to the M5 motorway linking into the wider motorway network.



Trains run from Evesham to London Paddington and Birmingham International airport is within striking distance.



Birmingham, Cardiff and Bristol (all approximately 1 hour away)



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Set back from the lane adjacent to the church, The Old School House is a handsome detached family home that extends to around 2,581 square feet over two floors. Dating to 1855, the house has been sympathetically and tastefully renovated by the current owners to create a very comfortable village property with contemporary 'Homes and Gardens' styling that enhances beautiful period features.

The main drawing room focuses on a stone fireplace fitted with a wood burner and is fully vaulted to the eaves with a gallery above. The room enjoys the benefit of the huge south facing window that floods it with natural light.

A secret door leads to a study and there is also a formal dining room. Classic parquet flooring runs through from the hallway into the kitchen (Neptune kitchen and utility) where two sets of French doors on either side of the house lead out onto garden terraces.

The kitchen revolves around a large central island and there is a separate utility room and pantry.

On the first floor, the two guest bedrooms have built in wardrobes, the principal suite having both built in storage, a walk-in wardrobe and a beautifully appointed en-suite complete with a roll top bath and a separate shower. A family bathroom completes the accommodation.









Outside

Landscaped and beautifully planted, the pretty cottage gardens are on two sides of the house linked by a private south facing terrace and completely enclosed by tall boundary walls and iron railings making the space very private and 'dog friendly'.

A path runs down the garden between the kitchen terrace past a greenhouse to the double garage and workshop.

There is off road parking in front of the garage for 2 cars and an electric car charging point.

The house is located within the village Conservation boundary but is not historically listed.



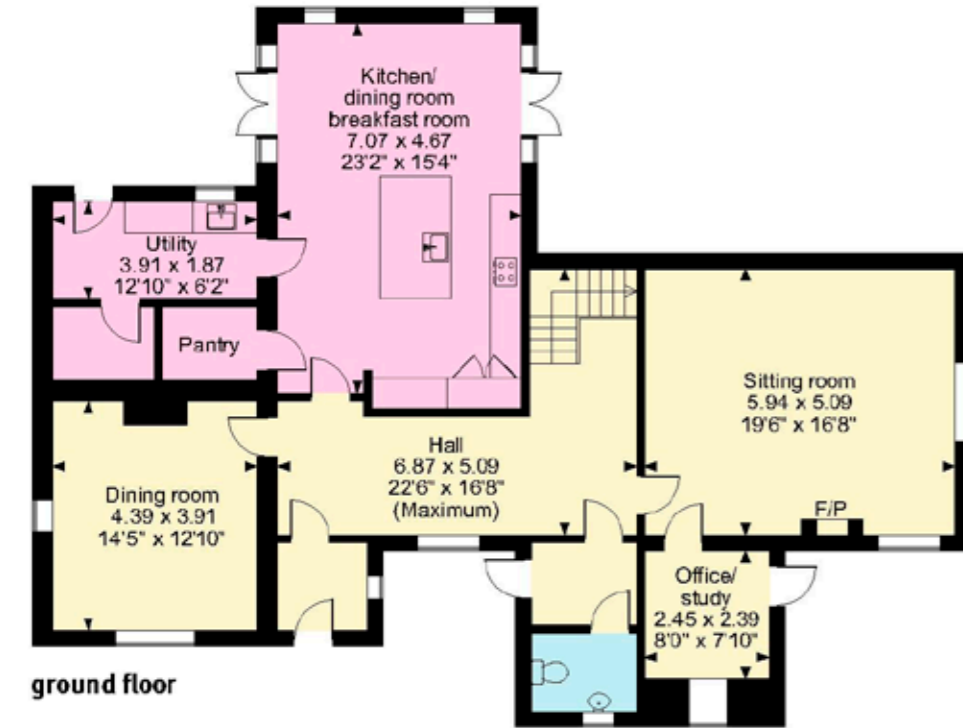
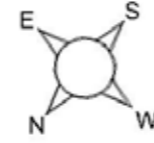
FLOORPLANS

Approximate Gross Internal Floor Area

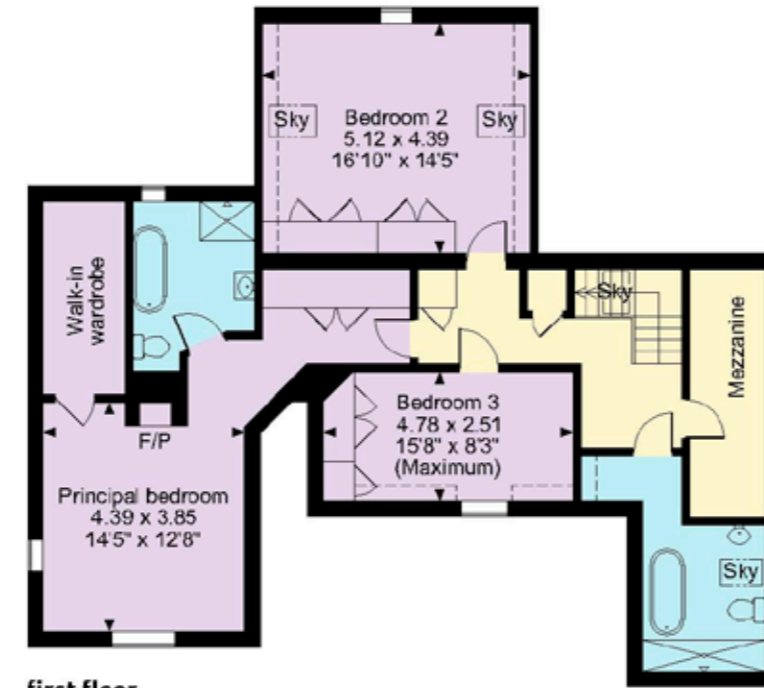
Main House: 240 sq m / 2,581 sq ft

Garage: 48 sq m / 516 sq ft

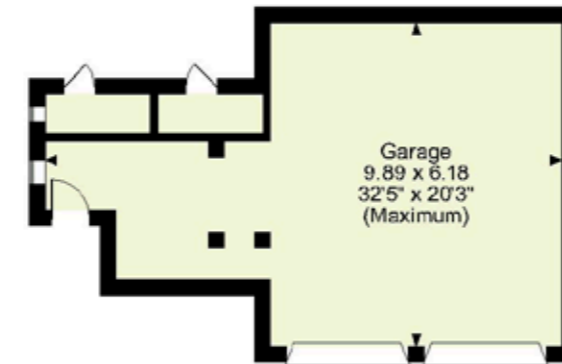
Total Area: 288 sq m / 3,097 sq ft



ground floor



first floor



Garage
9.89 x 6.18
32'5" x 20'3"
(Maximum)



PROPERTY INFORMATION

Property Information

Services:

Mains sewage, water and electricity are connected. Under floor heating throughout powered by an air source heat pump. LPG gas hob for the cooker.

Tenure:

Freehold.

Local Authority:

Wychavon District Council

Council Tax:

Band F

EPC:

Band C

Postcode:

WR10 3AB

Viewings:

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.

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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