



The Glebe, Fladbury, Pershore, Worcestershire

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# A handsome detached four bedroom family house in a large garden with stables and paddocks.

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## Summary of accommodation

Reception hall/sitting room | Dining room | Study | Kitchen/breakfast room | Utility room | Ground floor shower room | Integral garage

First floor drawing room with lift and recessed balcony | Four bedrooms, one with en suite shower room | Family bathroom

**In all about 2,500 sq ft**

Large garden | Outbuilding with stable and storage with a loft over | Paddocks

**In all about 4.9 acres**

## Distances

Pershore 4 miles, Evesham 4 miles, M5 (J7) 9 miles, Worcester 12 miles, Stratford-upon-Avon 16 miles

Cheltenham 21 miles, M40 (J15) 22 miles, Birmingham 34 miles

(All distances are approximate)



Knight Frank Stratford-upon-Avon  
Bridgeway  
Stratford-upon-Avon  
CV37 6YX  
[knightfrank.co.uk](http://knightfrank.co.uk)

James Way  
01789 297735  
[james.way@knightfrank.com](mailto:james.way@knightfrank.com)



## Location

Fladbury is a picturesque traditional English village on the banks of the River Avon offering excellent amenities, including a primary school, village shop, village hall, church, butchers, two public houses along with a cricket pitch and tennis and canoe clubs.

For everyday shopping, the Georgian market town of Pershore is only 5 miles away and caters for everyday needs. Broader shopping and services are offered in Worcester and Stratford-upon-Avon, and Cheltenham is renowned for its specialist shopping. The riverside market town of Evesham is just 4 miles away and provides excellent shopping, sports and recreational facilities. There are well known private schools in Worcester and Cheltenham, and Fladbury is within the catchment area for the highly regarded Pershore High School.

Evesham Railway Station is only 4 miles away which has direct services to London Paddington. The area has excellent links with the M5, M40 and M42 networks, providing access to London, Birmingham, Bristol, Cheltenham and Gloucester.

The Vale of Evesham has beautiful countryside with numerous footpaths and riverside walks throughout the area.









## The property

Dating from 1927, the house was originally the farmhouse for the surrounding farmland. The property has only been owned by two families since it was built, and the present owner has lived there for over 50 years. It has been well maintained, extended and upgraded over the years with powder coated aluminium double glazed windows.

A discreet hydraulic lift from the reception hall rises to the first-floor drawing room for disabled access. There is also a fully tiled ground-floor shower room, and one of the ground-floor rooms could be changed to a bedroom if desired.

There is a handmade Pippy Oak kitchen with dumb waiter to first floor, as well as a full range of appliances including conventional, microwave and steam ovens, and the dining room with attractive cast iron and tiled fireplace and square bay window.

The first floor drawing room with a gas fire in a York stone fireplace, built-in bar and glazed sliding doors facing west to a recessed balcony, which gets the best of the views to the Malverns and has flower troughs with automatic watering.



The principal bedroom has a Juliet balcony and tiled en suite shower room, and bedrooms two and three have fitted wardrobes, and bedroom four is currently used as a dressing room.

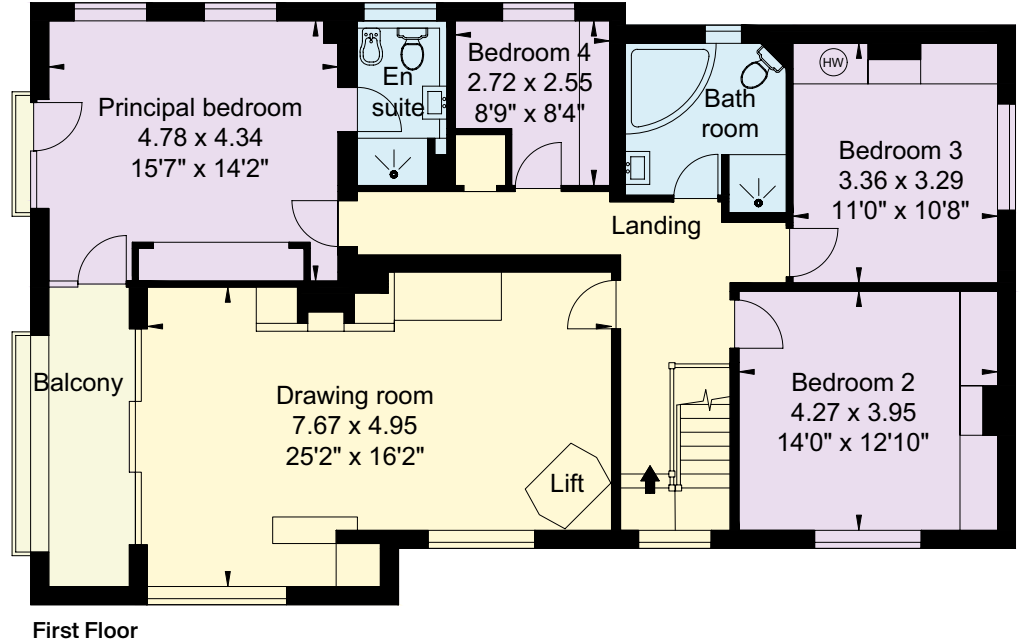
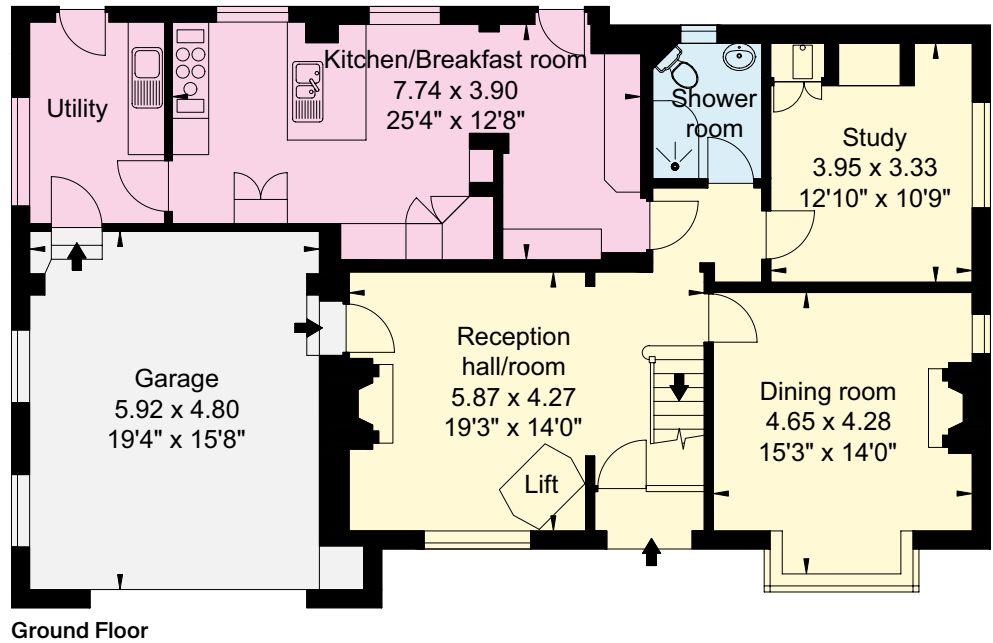
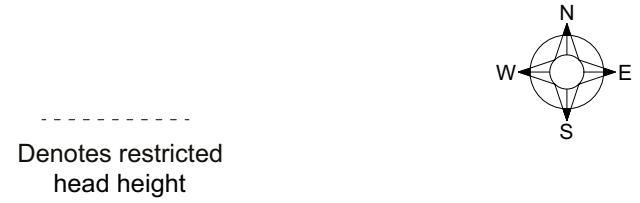
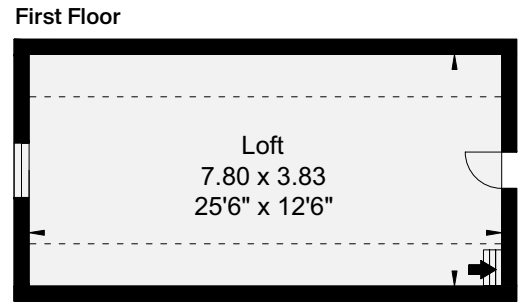
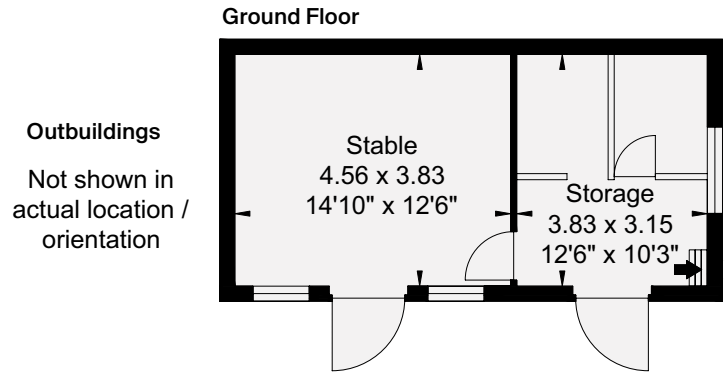
The family bathroom has a corner bath and a separate shower.



Approximate Gross Internal Floor Area  
 House: 231 sq m (2,488 sq ft)  
 Garage/Outbuilding: 89 sq m (958 sq ft)  
 Total: 320 sq m (3,446 sq ft)

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.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



## Outside

The property is screened from the road with a hedge, and a tarmac drive leads to the property with a front lawn. Integral double garage with electric door and direct access to the utility room and reception area. The gardens are principally lawned with a large paved and block paved patio, rose beds, fruit trees and walnut tree with traditional boundary hedges with mature ash trees, flower and herbaceous borders.

At the back of the garden is the brick and tiles stable block, comprising two stables currently used as garden workshop and general storage with full length loft over and large paved hard standing to the front. There are two paddocks, one of traditional ridge and furrow. There is a separate entrance to the field from Fladbury Hill Lane for riding out.





## Services

Mains gas, electricity, drainage and water. Gas-fired central heating. Telephone and broadband.

## Fixtures & fittings

All items mentioned in these sales particulars are included in the sale. All others are specifically excluded.

## Directions (WR10 2QR)

From Worcester take the A44 towards Evesham, proceed for just over 7 miles and The Glebe will be found on the left-hand side before the turning to Evesham Golf Course on the right.

What3words: ///nicknames.cools.barn

## Property information

Tenure: Freehold

Local Authority: Wychavon District Council: 01386 565000

Council Tax: Band G

EPC Rating: F



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. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legal/privacy-statement>.

Particulars dated May 2024. Photographs and videos dated May 2024.

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Date: 15 May 2024  
Our reference: STR012454741

## The Glebe, Evesham Road, Fladbury, Pershore, WR10 2QR

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,000,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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**We'd love to help you.**

Yours faithfully



**KNIGHT FRANK LLP**

Enc:

**James Way**  
Partner  
+44 1789 206 950  
[james.way@knightfrank.com](mailto:james.way@knightfrank.com)

**Knight Frank, Stratford**  
Bridgeway House, Bridgeway, Stratford upon Avon, CV37 6YX  
+44 1789 297 735

[knightfrank.co.uk](https://knightfrank.co.uk)

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