



Leggett & James

The Vale of Evesham Property Experts



3 The Dovecote

Charlton, Pershore, WR10 3LL

Asking Price £825,000



Set within one of our most desirable local villages, this substantial detached family home occupies a stunning plot that amount to over a 1/4 of an acre and enjoys generous well appointed accommodation throughout.

Offering a living room, dining room, conservatory, study, kitchen and utility on the ground floor, whilst on the first floor there is a master bedroom with ensuite and three further double bedrooms along with the family bathroom.

Outside there is extensive off road parking space for multiple vehicles, a detached double garage and a sensational, manicured rear garden which enjoys an Oak framed gazebo that creates the perfect outdoor entertainment space.

This superb example has been beautifully kept and presented by the current owners and anyone viewing the property will not fail to be impressed by all that is on offer.



Reception Hall

A multi lever entrance door opens to a generous reception hall with a double glazed window to the front, two panel radiators, stairs to the first floor with feature glass panels and doors leading off to:

Cloakroom

having an obscure double glazed window and a modern white suite comprising a low level WC and a vanity wash basin with a cupboard below. There is also a wall mounted heated towel rail and a floor standing oil fired combination boiler.

Living Room 22' x 12'2 (6.71m x 3.71m)

having a double glazed window to the front, TV connection, panel radiators and a feature inset coal effect gas fire. Double glazed doors open to:

Home Office 11'8 x 8'8 (3.56m x 2.64m)

with a double glazed window to the rear, TV and telephone connections and a panel radiator.

Dining Room 16'4 x 14'6 (4.98m x 4.42m)

with double glazed windows, two panel radiators and TV connections.

Kitchen 13'9 x 11'9 (4.19m x 3.58m)

having a double glazed window to the rear and fitted with a modern range of gloss finish cupboards and drawers, work surfaces and illuminated kick boards. There is a single drainer sink unit, plumbing for a dishwasher and space for a range style cooker with a stainless steel extractor hood above. An archway leads through to:

Utility Room 10'1 x 5'6 (3.07m x 1.68m)

with a double glazed window to the side, a panel radiator, fitted cupboards and work surfaces with a single drainer sink and plumbing for a washing machine below. A multi lever door opens to the side access.

First Floor Landing

having a double glazed window to the front and doors leading off to:

Bedroom One 14'10 max 11'4 min x 11'8 (4.52m max 3.45m min x 3.56m)

with a double glazed window overlooking the rear garden, a panel radiator and a generous range of fitted wardrobes. Door to:

Ensuite: with an obscure double glazed window and a modern white suite comprising a low level WC, pedestal wash basin and a corner shower. The room is complemented by inset spotlights and a chrome heated towel rail.

Bedroom Two 13'6 x 12'5 (4.11m x 3.78m)

having a double glazed window overlooking the rear garden, a panel radiator, TV connection and a fitted wardrobe.

Bedroom Three 11'9 x 8'9 (3.58m x 2.67m)

having a double glazed window to the rear, a panel radiator and a fitted wardrobe.

Bedroom Four 12'5 max 9'4 min x 8'5 (3.78m max 2.84m min x 2.57m)

having a double glazed window to the front, TV connection, panel radiator and built in storage space.

Family Bathroom

having an obscure double glazed window and refitted with a stylish modern white suite comprising a low level WC, vanity wash basin with cupboard below, a panel bath and a corner shower. The room is complemented by decorative tiling and a heated towel rail.

Outside

The property is set in a stunning generous plot that amounts to over 0.3 of an acre. At the front is a well tended area of garden set down to lawn and established flowers and shrubs. A brick paved driveway provides off road parking for several vehicles and continues along the side of the house through a gate to the rear, where further brick paved space offers more parking and access to the Double Garage: 17'11 x 16'9.

The rear garden is an absolute key feature of the property and creates the perfect secluded space to relax and entertain. The lawn stretches away from the house and is edged by mature, plants, trees and shrubs. Also found in the garden is a superb Oak Framed Gazebo, which enjoys power, lighting, wifi and TV connections making this the place for outdoor living.

Referrals

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Area Map



Floor Plans



Energy Efficiency Graph

