



60 Three Springs Road
Persore | Worcestershire | WR10 1HS

FINE & COUNTRY

60 THREE SPRINGS ROAD

A substantial detached house with a one bed annex and self-contained coach house close to the town centre. Offering a versatile floorplan there are 5 double bedrooms, 2 en suites, family bathroom, kitchen, dining room, sitting room, snug, utility and two cloakrooms.

The annex has a lounge, kitchen, bedroom and shower room. There is a large double garage with first floor apartment, open plan kitchen, dining, lounge, double bedroom and shower room. Parking, garden, chain free.



Accommodation summary

Ground Floor

The front door leads into a hallway with under stair storage and a wood burner with Oak wooden lintel over. There are period Oak doors throughout the house. The sitting room is both spacious and elegant with two windows facing the front of the house, a large window facing onto the garden and a set of double doors leading to the patio and garden. The focal point of the room is a substantial inglenook fireplace with an Oak lintel, flagstone hearth, wood burner and exposed beams. The room offers excellent living space for a family. The kitchen is spacious with four windows, ample storage, Aga style oven, six ring gas hob and a pretty Victorian fireplace.

The dining room is a nice entertaining area with two windows, exposed beams, an inglenook fireplace with Oak lintel, flagstone hearth and electric wood burner. The snug is a cosy room with windows on two sides. The utility room has ample storage, sink and plumbing with a door out to the garden. There is also two downstairs cloak rooms with W.C. and basin.

First Floor

The landing is bright and well-proportioned with a nice range of exposed beams. There are two beautiful double bedrooms with stunning period en suites. The spacious master bedroom has plenty of character with the original Victorian fireplace, exposed beams, two walk-in dressing rooms and delightful views of the garden. The en suite, that can also be a standalone bathroom, has a Victorian basin set into the wash stand, W.C, standalone roll top bath, large corner shower, exposed beams and part brick wall. The second bedroom has a window to the front of the house, a Velux window, and a luxurious en suite with exposed beams, a W.C, basin with storage, standalone roll top bath and corner shower. The third and fourth double bedroom are well proportioned with plenty of natural light. The family bathroom has a W.C., basin with storage, corner bath and separate corner shower.

















The Annex

The lounge is a good size with two windows. There is ample storage areas in the room. The kitchen has an electric oven with hob, plenty of storage units, fridge, freezer and sink. The shower room has a W.C., basin with vanity unit, shower and the double bedroom has built in wardrobes.

The annex can easily be incorporated into the main house with the removal of a stud wall.

The Coach House

A first floor apartment is above the double garage. The apartment has a large open plan lounge/dining room. The kitchen has ample light, plenty of storage, an electric hob and oven and a fridge freezer. The double bedroom is bright and well-proportioned and the shower room has a W.C, basin with vanity unit and a shower.











Outside

There is a set of wooden electric gates that leads through to a tarmac drive with ample parking. There is a pretty mix of raised flower beds to the front and access to a double garage with electric doors, power and storage facilities.

The south facing rear garden is private and charming. There is a wonderful mix of lawn, entertaining space, patios, mature flower beds, trees, shrubs, vegetable garden, pretty summer house, green house, small pond and further storage areas.





Location

Pershore is renowned as one of England's premier small Georgian towns. Nestling in the valley of the River Avon it centres on the famous Abbey and the High Street boasts a range of fine brick built Georgian buildings. The town provides a good selection of facilities including specialist shops, an undercover market, public houses, restaurants and the very popular theatre. Recreational facilities include cricket, football and rugby clubs, indoor tennis centre and leisure centre with a swimming pool. There is a wide range of educational facilities.

Close by Worcester is a thriving City with a beautiful cathedral, plenty of shops restaurants and leisure facilities. It has a professional rugby team, county Cricket team and a racecourse. The River Severn runs through the city and there is good schooling within the public and private sector.

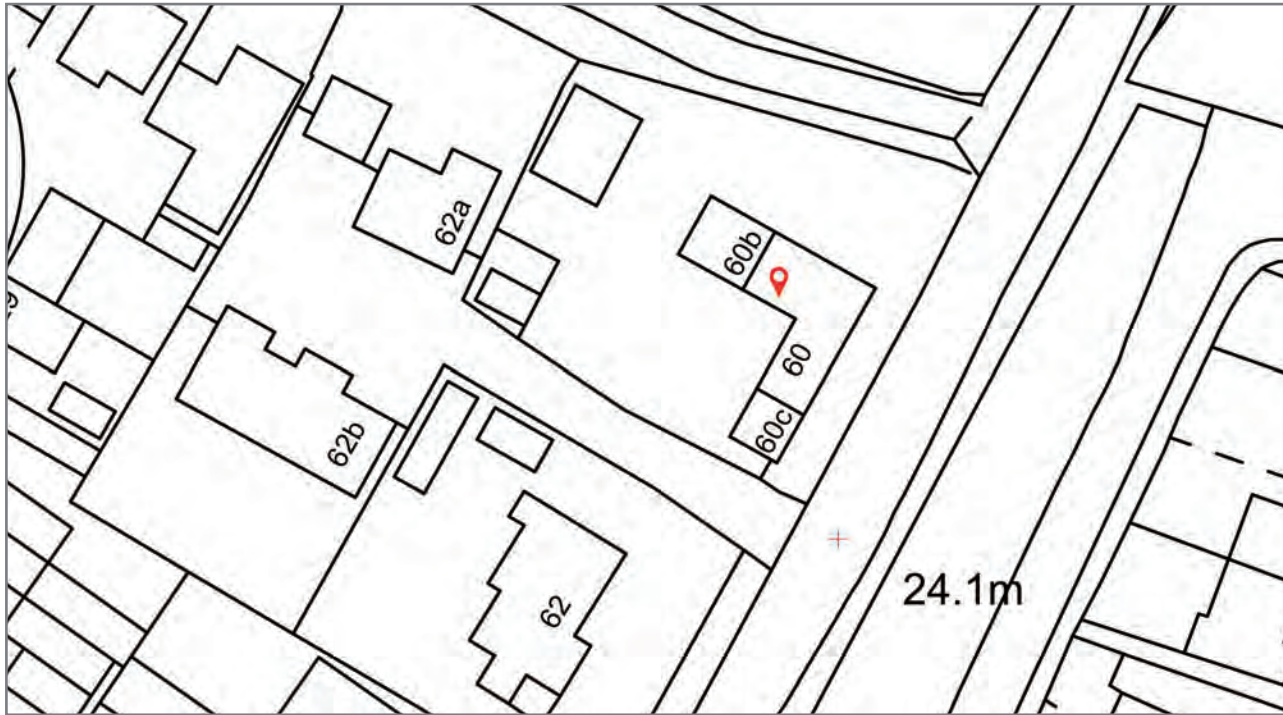
Other nearby towns are Stratford upon Avon, Malvern and the Cotswolds.

There are good direct line train services to London from Pershore and Worcester. Birmingham Airport is 30 minutes away. The M5, M40 and M42 are very close.

Cheltenham is less than 30 minutes away and is the most complete Regency town in Britain, one of the few English towns in which traditional and contemporary architecture complement each other. Found on the edge of the Cotswolds this spa town is hard to beat for refined elegance, Regency terraces, annual festivals, Theatres, award winning restaurants and the racecourse. There is a wide range of classy shops and the surrounding countryside is glorious.

As the home of Festivals, Cheltenham is not only host to the annual Cheltenham Festival & Gold Cup, but also the Cheltenham Festival Series - Jazz, Music, Science and Literature. Cheltenham was selected by The Sunday Times newspaper (March 2014) as one of the best places to live in Britain.





Services

The property is connected to all mains services.

Mobile Phone Coverage

4G and 5G mobile signal is available in the area. We advise you to check with your provider.

Broadband Availability

FTTP Ultrafast Broadband is available in the area. We advise you check with your current provider.

Local Authority

Wychavon District Council

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01789 332600.

Website

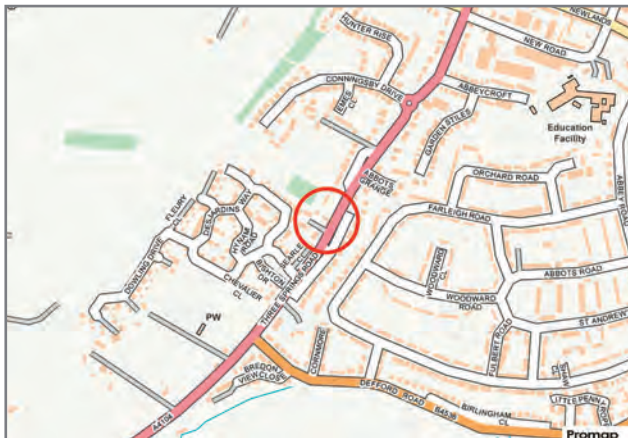
For more information visit www.fineandcountry.com/uk/stratford-upon-avon

Opening Hours:

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	Appointments by arrangement

Directions

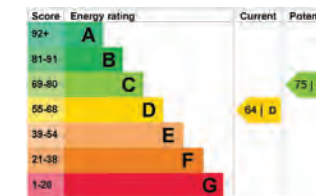
The postcode to the property is WR10 1HS. The house is on the right hand side if you are travelling from Pershore.



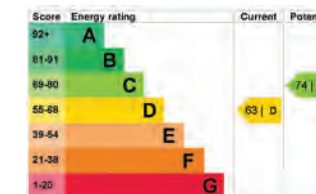


Approximate Gross Internal Area
 Ground Floor = 177.41 sq m / 1910 sq ft
 First Floor = 152.04 sq m / 1636 sq ft
 Garage Ground Floor = 51.98 sq m / 560 sq ft
 Garage First Floor = 49.97 sq m / 537 sq ft
 Total Area = 431.40 sq m / 4643 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.

Main House



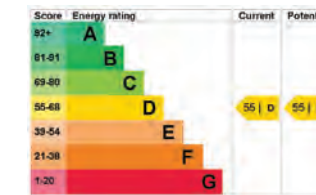
60B



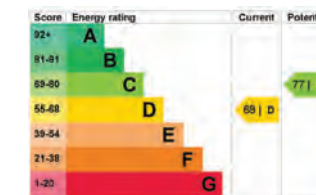
60C



60D



Annexe



Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants, and other property related details rests with the buyer.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 25.07.2024







CLARE REEVES
PARTNER AGENT

Fine & Country Stratford-upon-Avon
07836 269363
email: clare.reeves@fineandcountry.com

Clare's background is in finance, business development, sales and marketing. Over the years I have developed my own property portfolio and have a wealth of knowledge and experience in the property market. One of the areas that I specialize in is properties that have or are currently on the market and have not sold. Using a very energetic and proactive approach, combining years of marketing and sales skills I have an extremely successful track record with 4 out of 5 houses selling in under the average time. Best described as a highly motivated individual, who is determined, self-driven, highly organised and thrives under pressure. With excellent communication and negotiation skills I am a cheerful and outgoing character.

YOU CAN FOLLOW CLARE ON



”

I've found Clare to be not only utterly professional, but also honest, genuine and sincere. When the relatively straightforward sale of a modest detached home became a bit 'problematic', Clare stepped up and handled the whole thing in her usual cool, calm manner.

Simon A 5/12/17



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

Fine & Country
Tel: +44 (0)1789 332 600
stratford@fineandcountry.com
Elizabeth Court, Church Street, Stratford-upon-Avon, Warwickshire CV37 6HB

