



The Corner House

Broadway Lane, Fladbury | Pershore | Worcestershire | WR10 2QF

FINE & COUNTRY

THE CORNER HOUSE

An elegant and well-proportioned period detached house set in the highly desirable village of Fladbury. With four double bedrooms, en suite, modern family bathroom, elegant sitting room, snug, farmhouse kitchen/dinner, utility and cloakroom. There is ample parking, a garage and wrap around garden. This charming house is presented to a high standard with plenty of living space and is close to town.



Ground Floor

The Corner house is a beautifully maintained period family home with plenty of living space and natural light. The elegant sitting room has a large bay window with a further window on one side of the room, a contemporary wood burner set on a stone hearth with a wooden lintel over and built in storage. The snug is spacious with a wooden floor, bay window, traditional wood burner, decorative radiator cover, and a window on the side of the room. The kitchen/breakfast room is the heart of the house, spanning from the front to the rear with windows on both sides it has a real farmhouse feel. There is a door to the front garden and double doors to the rear garden and patio area. A tiled floor runs throughout the room with ample storage units, a gas Rangemaster, Belfast sink and wooden work surfaces. The breakfast area is spacious and is ideal for dining and relaxing. The utility room has further storage, plumbing, a charming Belfast sink set into a brick surround, and a door to the garden. The cloakroom has a W.C. and basin.









Seller Insight

“As the current owners, we've had the pleasure of calling this house our home for over 12 years. What first drew us in was the idyllic location — nestled by the river, close to the local school and very much part of a warm, welcoming village community. The spacious garden immediately appealed to us as the perfect place for our children to play, and we were captivated by the home's period features and thoughtfully designed extension.

Living here has been a joy. The peace and quiet are truly special, and the views from the front aspect are just beautiful. We've especially appreciated the versatility of the living spaces — whether it's for relaxing, hosting, or spending quality time as a family. The kitchen diner has become our main social hub, ideal for gathering with friends and family. We've also enjoyed many evenings unwinding in the garden, watching the sun set over our outdoor space.

There's a lovely rhythm to the way light fills this home throughout the day. Mornings are perfect for a coffee on the driveway, greeting neighbours as they pass by. From late morning until the evening, the back garden is bathed in sunlight, making it the perfect spot for relaxation or entertaining. The original fireplaces downstairs and two front reception rooms with large bay windows are some of the home's standout features — full of charm and flooded with natural light.

The garden is low maintenance and boasts generous apple and pear trees, with a spacious driveway that easily accommodates visitors. Over the years, we've hosted countless memorable events here, from joyful Easter egg hunts with the children to celebrating a milestone birthday with a private chef in the garden.

We've made a few thoughtful updates to enhance both comfort and efficiency, including upgrading the original wooden sash windows to wood-effect UPVC, renovating the ensuite, and fitting LED downlights upstairs.

This house has been so much more than just a place to live. It's been a warm, relaxed space where muddy boots and paws were always welcome — a true family home, especially cherished during the more challenging times of COVID. Our children have grown up here, and the memories we've made will stay with us forever.

The sense of community in the village is truly special. Whether it's the close relationship between the school, church, and local businesses, or the lively local clubs — cricket, tennis, paddle, amateur dramatics, and the welcoming coffee club — there's always something happening and someone to connect with.

We've loved exploring the surrounding countryside via the many public footpaths, and the nearby River Avon has been a huge plus for our children. The primary school is only a three-minute walk away, right next to the village church. Within a short stroll, you'll also find two pubs, a social club, a butcher, and playing fields with football and cricket pitches.

To any future owners, our advice would be simple: get involved. Join the village Facebook group or drop by the local coffee club — it's a wonderful way to meet people and feel at home quickly.

What we'll miss most? The unique character of the house, the oversized garage, and the convenience of having everything we need right on our doorstep.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







First Floor

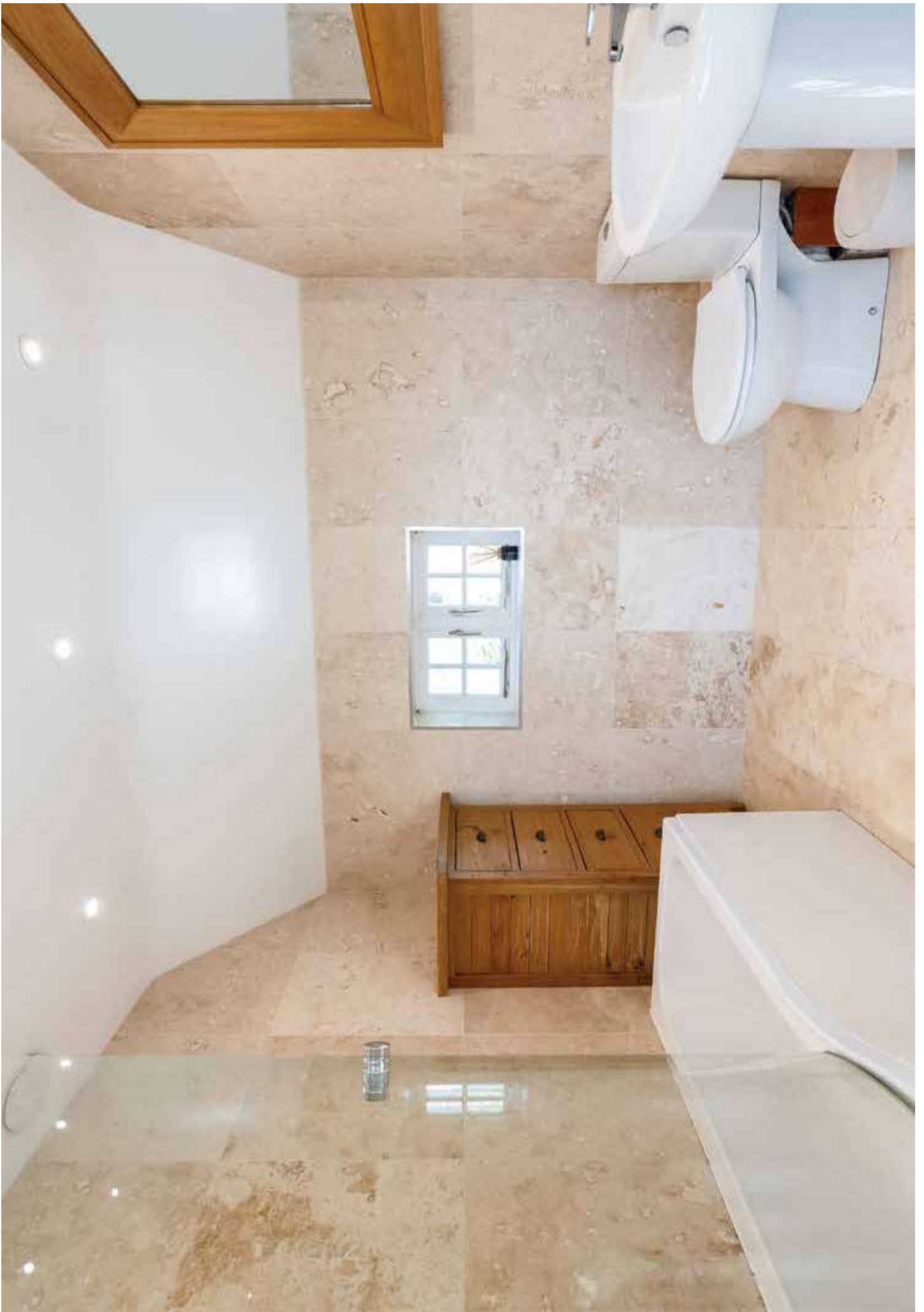
The staircase leading up has a split landing. The master bedroom spans from the front to the rear of the house with windows on both sides and built in storage. The modern en suite has a shower with rain head, basin and W.C. The second spacious double bedroom has a large window with delightful village views, plenty of built in storage, an original Victorian fireplace and decorative radiator covers. The other two double bedrooms also have Victorian fireplaces and lovely views of the garden and village. The family bathroom is spacious and well presented with a bath and shower over, basin and W.C.



















Outside

A set of wooden gates leads onto a gravel drive with plenty of parking and a garage that is boarded with a loft ladder and electricity. There is access from the garage to the rear of the garden via a garage back door, side door and double doors to the front. The Corner House sits nicely in the middle of the plot with a good mix of lawns, mature trees and flower beds that wrap around the house. In the rear garden there is a large patio with a barbeque and entertaining area and access into the kitchen and utility room.

Location

Fladbury is a very desirable village located close to both Pershore and Evesham on the banks of the River Avon. Offering excellent amenities including a primary school, village hall, church, award winning butchers, two public houses along with a cricket pitch and tennis and canoe clubs.

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, public houses and restaurants. 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.

Evesham is an historic riverside market town with excellent boating and marina facilities as well as several leisure activities available in the area including, rowing, tennis, etc. The beautiful riverside town boasts a wealth of pubs, restaurants and shops.

There are main line trains to London and Birmingham from Evesham, Pershore and the city of Worcester. Birmingham Airport is less than 40 minutes away as is the M5, M40, M42 and M6.





Services

The property is connected to all mains services

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

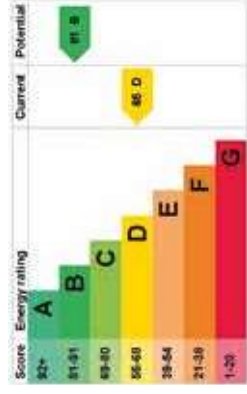
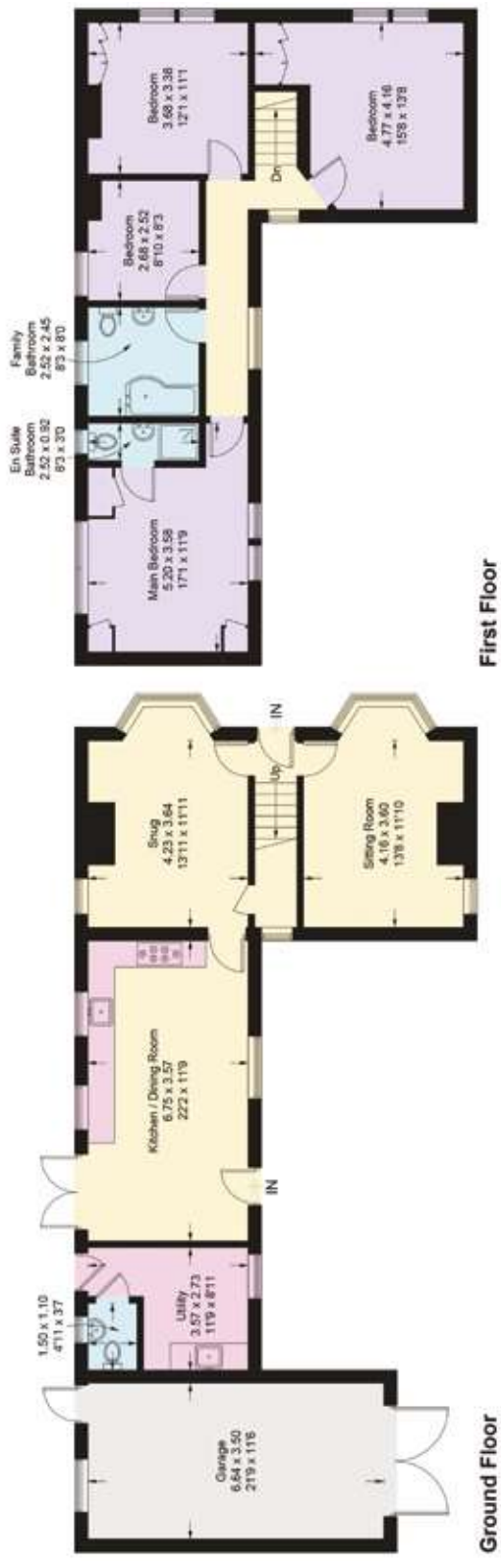
Sunday Appointments by arrangement

Directions

The postcode to the property is WR10 2QF

The Corner House, Fladbury

Approximate Gross Internal Area = 135 sq m / 1453 sq ft
Garage / Utility = 33.8 sq m / 364 sq ft
Total = 168.8 sq m / 1817 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact.



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents 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 and 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. 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. For a free valuation, contact the numbers listed on the brochure. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 08775854, VAT Reg No 178445472. Registered Office: 5 Regent Street, Rugby, CV21 2PE. Printed 03.04.2025





CLARE REEVES
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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 have used numerous estate agents over the years but none even come close to the professionalism and customer service of Clare. She is a delight to work with, always letting me know where we stood and would never let a difficult market place deter her from our positive outcome. She gets a ten out of ten! Couldn't recommend her any more highly.”
24/09/24



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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.

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