



Manor House Barn
Coach Drive | Fladbury | Pershore | Worcestershire | WR10 2QN





A substantial grade II detached barn in a highly sought after village with four double bedrooms, family bathroom, sitting room, dining room, snug, kitchen, downstairs shower room, garage, parking and a private south facing garden. In need of some modernisation this barn has excellent living space, charming features, good head height and is chain free.

Accommodation summary

Ground Floor

The front door leads into spacious long hall with ample light, four windows, part glass front door and wooden floor. The sitting room is an impressive room, spanning from the front to the rear of the barn with two large windows facing the garden and a window to the front of the barn. The room provides excellent family living space and the focal point in the room is the gas wood burner. The snug is a charming room with a window to the garden and two doors, one leads to the kitchen and one to the hall. The dining room is well proportioned with an inner fixed window looking into the kitchen, a built-in storage cupboard that houses the boiler and a panel of high raised windows on one side of the room. The kitchen has delightful views of the garden with a door leading out onto the patio and garden. There is ample built in storage in the kitchen.

The downstairs shower room has a double shower, basin, W.C. and underfloor heating. The whole barn has excellent head height and natural light.

First Floor

A wooden staircase leads up to a spacious landing with three large windows. There are four double bedrooms, two extremely well-proportioned rooms with built in storage, large windows and charming views of the garden and one room has a basin. The other two double rooms have ample built in storage and delightful garden views. The family bathroom has a bath, basin, W.C, airing cupboard and large storage cupboard with the washing machine in.

















Outside

The property is accessed from a private drive that opens into a charming courtyard. Manor House Barn has right of access over the drive and allocated parking in the courtyard. There is a single garage and parking to the front of the property. To the rear of the property is a charming garden that is laid mainly to lawn with a delightful mix of mature trees, shrubs, flower beds and a patio for entertaining. The garden is south facing, private and secluded.

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.





Property Information

Services - The property is connected to mains water, gas, electricity, and drainage.

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 to check with your current provider.

Local Authority - Wychaven District Council

Tenure: Freehold | EPC: E | Tax Band: G

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

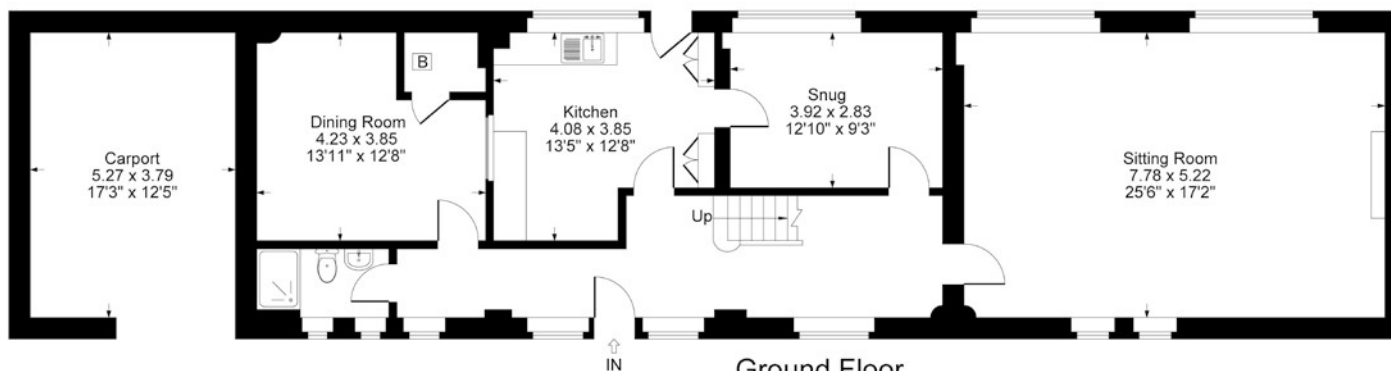
Directions

The postcode to the property is WR10 2QN





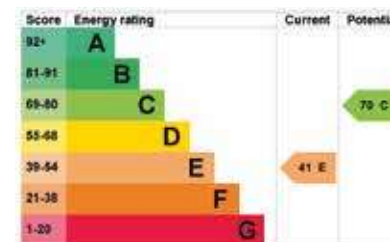
First Floor



Ground Floor

Approximate Gross Internal Area
Ground Floor = 109.93 sq m / 1183 sq ft
First Floor = 109.93 sq m / 1183 sq ft
Total Area = 219.86 sq m / 2366 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.



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 24.04.2024



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