



The Old Bakery  
Brook Lane | Charlton | Pershore | WR10 3LG

# THE OLD BAKERY

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A substantial detached period property set in the heart of a village close to town. Recently refurbished and beautifully presented with five double bedrooms, en suite, family bathroom, dressing room, stunning garden/family room, kitchen, snug, office, cloakroom and basement. With a garage, hay loft/craft room, garden and parking this property is truly stunning, offering a generous amount of living space and a versatile floorplan.









The Old Bakery has been completely refurbished in the last five years and is now a truly stunning period house that has been sympathetically restored, retaining all the period features and offers a sophisticated modern lifestyle. Throughout the property you will find cast iron radiators, coving, ceiling roses, picture rails, wooden doors, window shutters and plenty of natural light. The house was the original village bakery and store and is now a truly magnificent family home.

### Ground Floor

The front door leads into a fabulous reception room with a large window that was the original shop front window, part tiled, part parquet flooring, built in storage units and is an incredible welcoming area. The modern kitchen dinner spans from the front to the rear of the property with large windows either end. There is plenty of built in storage with integrated appliances to include a built-in oven, combi-oven, warming draw, induction hob, wine cooler, hot water tap and dual Belfast sink. A large island offers additional storage and a lovely place to gather around. The dining part is well proportioned, offers plenty of entertaining room and has an open Victorian fireplace. The family living room is stunning with large windows all facing the garden and a set of floor to ceiling glass panels with double patio doors leading to the outdoor entertaining patio. The floor has been laid with feature tiles, there is built in storage and the focal point in the room is the modern contemporary wood burner. This whole room offers superb family living and entertaining spaces and brings the garden into the house. The elegant drawing room/snug has a large bay window and a further window to the side with the original Victorian open fireplace. The office has dual aspect windows, built in storage and a fireplace. The hall that leads from the kitchen to the end of the house has the original Victorian tiles and a large part glass door with stain glass window above and leads to the rear garden. The cloakroom has a W.C and basin with part wooden panelled walls.

















# Seller Insight

“We have lived at The Old Bakery for just over five years,” say the current owners. “What initially attracted us was the village itself – surrounded by beautiful countryside, perfect for dog walking. It’s peaceful, yet has a vibrant sense of community and a warm, family-friendly pub.”

The property itself had instant appeal. “The house was spacious, full of potential, and boasted some beautiful period features,” they explain. These qualities set the stage for a loving transformation of the home over the years.

A particular highlight for the owners is the versatility of the living and work spaces. “We love the quietness of the location and the view of the church from the front of the house. The kitchen diner is a great social hub, and the family room opens directly onto the patio in warmer months – perfect for seamless indoor-outdoor living.”

Outdoor spaces are just as thoughtfully designed. “The garden is zoned for different uses – there’s an outdoor kitchen and firepit for entertaining, a rear patio for dining, and a relaxed seating area by the family room,” they share. “In the mornings, the sun rises over the kitchen garden and patio – perfect for coffee. By the afternoon, the rear garden enjoys sunlight through to sunset – ideal for evening gatherings.”

Several unique features give the property its distinctive charm. “The original house dates back to the 1860s, with the bakery addition built around the turn of the century. There are original fireplaces throughout and even a newly discovered well. We also love the old stable block with its original horse troughs – so much character.”

Over the years, the owners have lovingly restored the home from top to bottom. “Every room has been renovated,” they say. “We’ve updated the electrics, water, and heating, fitted a new kitchen and bathrooms, and reconfigured the layout by removing walls and staircases to create a more open and modern living space.”

The Old Bakery has also played host to joyful occasions. “We’ve celebrated a 50th birthday and an engagement party here – with over 80 guests each time. It’s a home that truly accommodates celebration and community.”

Speaking of community, the owners are effusive about the village. “There’s a huge sense of community here,” they note. “The annual summer fete on the green is a lovely event, and the school room behind the church – which hosts the pre-school – also holds a wide range of events. The Gardeners Arms is the perfect spot to catch up with neighbours and friends. You can always count on seeing a friendly face.”

Nature and lifestyle play a big role, too. “There are so many public footpaths for countryside walks. You can head into Fladbury for a stroll along the river or walk to Cropthorne for breakfast at Clive’s.”

In terms of amenities, the area is well-served. “Both neighbouring villages have primary schools, and there’s a butcher, a couple of pubs, and a social club in Fladbury. Each village also hosts its own community events.”

Their advice for future owners? “Pop into the Gardeners Arms on a Friday to meet the locals, join the village Facebook page – or just spend time gardening! Everyone stops to say hello.”

As they prepare to move on, the owners reflect fondly on their time here. “What we’ll miss most is our wonderful friends and neighbours, the friendly community, and Sunday evenings at the pub.”\*

\* 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 traditional landing has part wooden panelling, large landing windows and creates a fabulous feeling of space. There are five double bedrooms each one has the original fireplace and some have built in storage. The master suite comprises of an exceptionally spacious double bedroom with dual aspect windows, delightful views of the garden and village and has a standalone roll top bath in the room. The dressing room has ample built in storage and the modern en suite has a wet room, marble basin set on a traditional wooden vanity unit and W.C. The next three large doubles either have dual or triple aspect windows and the fifth double bedroom is charming with a large window facing the garden. The family bathroom is beautifully presented with a standalone roll top bath, walk in double shower with rain head and a large contemporary basin set on a metal stand.

### Basement

The dry basement has full head height, electricity and a pump to control all water levels.



























### Outside

There is a set of electric gates that open onto a gravel driveway. The garden wraps around the house and has been beautifully designed creating a storey of areas. There is a mixture of lawns, mature trees, shrubs and flower beds, some raised some gravel with paths leading to different areas, entertaining patios, and a barbeque area. The garage and hay loft has been part boarded at either end, one end is for storage and the hay loft section is currently being used as a studio and craft room. There is electricity and electric car charging point along with an additional storage room suitable for either a small classic car or further storage.

### Location

Charlton is a picturesque village located less than 5 miles from Pershore and under 3 miles from Evesham. It has a thriving community spirit with a pub, church, village primary school, village green, annual fete, a wide selection of countryside walks and is within the catchment for Prince Henry's High school and Bredon Academy. The neighbouring village of Fladbury has a butchers, two further pubs and a golf club.

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.

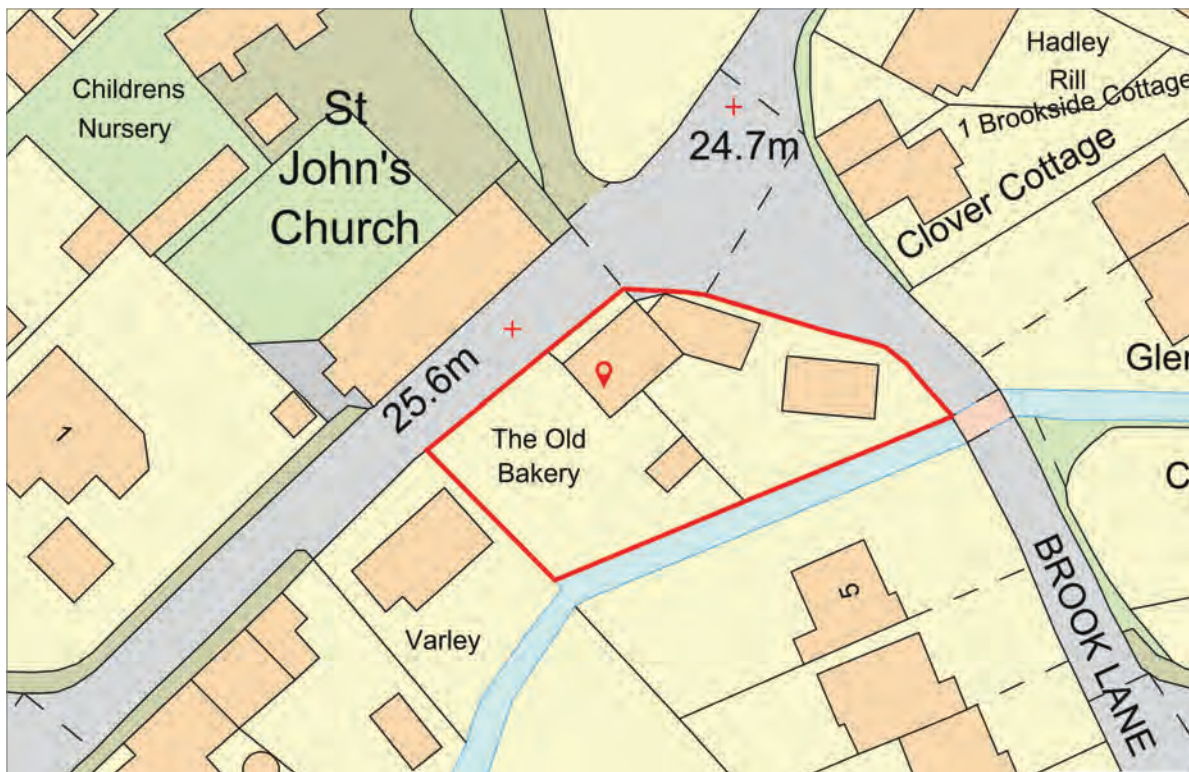


Evesham is an historic riverside market town with excellent boating and marina facilities as well as several leisure activities available in the area including, rowing, tennis, etc. The beautiful riverside town boasts a wealth of pubs, restaurants and shops.

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 main electricity and drainage with Oil fired central heating.

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

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

Construction type - Standard. Brick and tile.

Local Authority - Wychavon District Council

Tenure: Freehold | EPC: D | Tax Band: F

### 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](http://www.fineandcountry.com/uk/stratford-upon-avon)

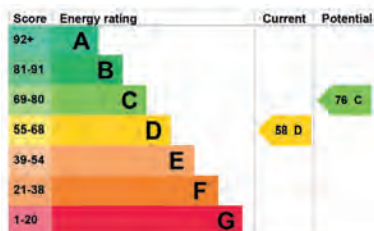
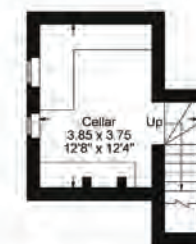
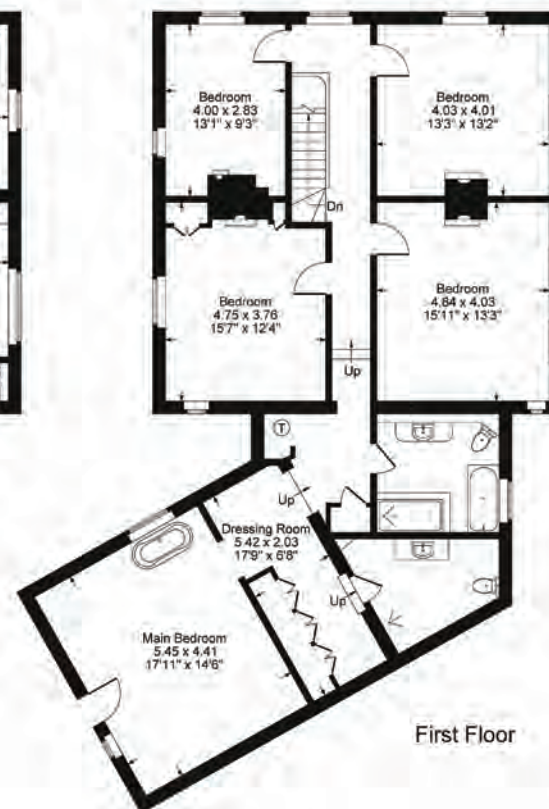
### Opening Hours

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 3LG. The house is opposite the church.





Approximate Gross Internal Area  
Lower Ground Floor = 13.27 sq m / 143 sq ft  
Ground Floor = 141.35 sq m / 1522 sq ft  
First Floor = 140.26 sq m / 1510 sq ft  
Garage Ground Floor = 32.79 sq m / 353 sq ft  
Garage First Floor = 9.17 sq m / 99 sq ft  
Total Area = 336.84 sq m / 3627 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 27.05.2025











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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



## 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 over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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