



Great Comberton, Pershore, WR10 3DU

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

This beautifully appointed five-bedroom detached home is situated in the highly desirable village of Great Comberton, nestled between the market towns of Evesham and Pershore. Set behind the village cross, the property enjoys a peaceful location and a welcoming sense of community, with the local golf club, café, and bar all within walking distance.

The house is approached via a sweeping driveway that curves to the front, framed by mature shrubbery. Inside, the spacious reception hall leads to a generous lounge featuring a log burning stove, ideal for relaxing evenings. The ground floor also includes a useful study, cloakroom, WC, and a separate dining room with sliding doors into a bright conservatory. The kitchen/breakfast room is well-proportioned and adjoins a utility room. There is internal access to the double garage from the hallway. A second staircase provides direct access to the principal bedroom suite and a small adjoining bathroom.

The main staircase rises to a central landing on the first floor, leading to four further double bedrooms. Bedroom Two benefits from its own modern en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom complete with bath, separate shower, WC, and basin.

Outside, the property boasts an impressive double garage with power, and lighting. The rear garden is mainly laid to lawn, with attractive flower beds and hedging, offering a tranquil setting to enjoy outdoor living. The property also includes an electric vehicle charger and solar panels.





Key Features

- DETACHED FIVE BEDROOM FAMILY HOME
- LOCATED IN POPULAR VILLAGE OF GREAT COMBERTON
- SWEEPING DRIVEWAY WITH FRONT GARDENS
- SPACIOUS LOUNGE WITH LOG BURNING STOVE
- SEPARATE DINING ROOM AND CONSERVATORY
- STUDY, CLOAKROOM AND UTILITY ROOM
- PRINCIPAL BEDROOM WITH PRIVATE STAIRCASE
- THREE BATHROOMS INCLUDING TWO EN-SUITES
- DOUBLE GARAGE AND GENEROUS REAR GARDEN
- EPC RATING = C

**Offers Over
£775,000**

Location

Nestled at the base of Bredon Hill and set within the protected National Landscape, Great Comberton is a picturesque village characterised by a wealth of charming period homes, a traditional village hall, and the historic church of St Michael's. The surrounding area is renowned for its natural beauty, offering excellent opportunities for walking, cycling, fishing, and boating along the nearby River Avon.

The village benefits from direct access onto Bredon Hill via a scenic bridleway, while a network of footpaths links the community to neighbouring villages, the riverbanks, and open countryside, making it an ideal setting for outdoor enthusiasts.

The nearby Georgian market town of Pershore offers a range of amenities including independent shops, a supermarket, leisure centre, indoor market, and riverside walks. Healthcare is well catered for with two medical centres and a community hospital, while educational facilities in the area are highly regarded.

Transport connections are convenient, with regular train services to London Paddington, Worcester, and Birmingham from both Pershore Station and the nearby Worcestershire Parkway. The M5 motorway (Junction 7) lies approximately nine miles away, providing easy access to regional hubs such as Cheltenham, Evesham, Worcester, and beyond to Birmingham and Bristol.

Additional Information

Tenure: We understand that the property is for sale Freehold.

Local Authority: Wychavon District Council

Council Tax Band: We understand that the Council Tax Band for the property is Band G.

EPC Rating: C

Agents Note

(i) The photos included within the marketing were taken in Spring 2024 before the previous tenants were in-situ. The property is being sold with vacant possession.

(ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) Floorplans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.







Floorplan



EPC Rating - C

Tenure - Freehold

Council Tax Band - G

Local Authority
Wychavon District Council

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