



Bishampton Road, Flyford Flavell, WR7 4BY

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

Set within approximately 3.7 acres of gardens and grounds, The Meadows is a spacious and versatile four-bedroom detached bungalow with a self-contained detached cottage, double garage, stables, all situated in a truly idyllic rural location surrounded by open countryside.

The main residence offers a flexible layout with a welcoming reception hall leading through to multiple reception spaces, including a bright lounge, a formal sitting room, and a cosy snug with a multi-fuel burner. The well-equipped kitchen/breakfast room provides ample space for family living and entertaining, while a study and conservatory add further versatility. The principal bedroom benefits from an en-suite shower room, with three additional double bedrooms and a family bathroom completing the accommodation.

Externally, the property enjoys recently improved, mature gardens, extensive lawns, and gated access to both the front and rear. The outside space offers far reaching countryside views.

There is a detached one-bedroom cottage, ideal for guests, extended family, or potential rental income, featuring a fitted kitchen, lounge, bedroom, and bathroom.

In addition, The Meadows offers equestrian and outdoor facilities, including stabling, a barn, and enclosed paddocks with water supply. A double garage and ample hardstanding provide generous parking and vehicle storage.

This exceptional property combines peaceful country living with excellent access to nearby villages such as Naunton Beauchamp, Bishampton, and Flyford Flavell, each offering local amenities including village stores, public houses, and easy connections to Pershore and Worcester for schools, shopping, and motorway links.

Other benefits include; recently installed electric gates, new driveway, electric car charging point, new hay barn/stable along with further improvements made by the current owners.





Key Features

- FOUR-BEDROOM DETACHED BUNGALOW IN RURAL LOCATION
- DETACHED ONE-BEDROOM COTTAGE / ANNEXE
- APPROXIMATELY 3.7 ACRES OF GARDENS AND GROUNDS
- STABLING, BARN AND OUTBUILDINGS WITH POWER AND LIGHTING
- MULTIPLE RECEPTION ROOMS INCLUDING SNUG AND STUDY
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- DOUBLE GARAGE AND EXTENSIVE DRIVEWAY PARKING
- ENCLOSED PADDOCKS AND GATED ACCESS
- OIL-FIRED CENTRAL HEATING AND MULTI-FUEL BURNER
- EPC RATING = D

Price Guide
£995,000

Location

The Meadows is ideally situated between the charming villages of Bishampton, Naunton Beauchamp, and Flyford Flavell, surrounded by picturesque Worcestershire countryside. The nearby villages offer a range of local amenities including a village shop, post office, and welcoming public houses serving food, while the market town of Pershore and the cathedral city of Worcester provide a wider selection of shops, supermarkets, leisure facilities, and well-regarded schools. The area is perfect for those who enjoy rural living with excellent access to countryside walks, bridleways, and transport links via the M5 motorway and rail connections from Pershore and Worcester.

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 F, for 'The Meadows' and Band A, for 'Annex At The Meadows'.

EPC Rating: D

Agents Note

(i) 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.

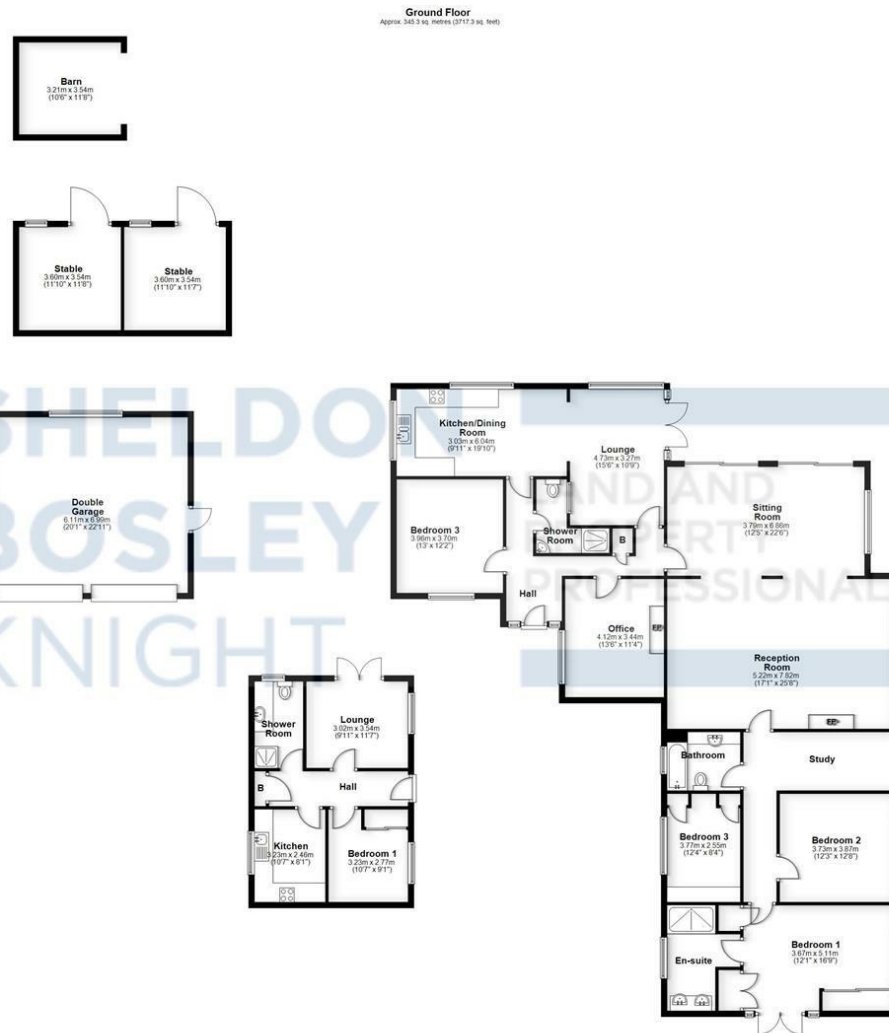
(ii) Floorplans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.







Floorplan



Total area: approx. 345.3 sq. metres (3717.3 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan. However, these are for guidance purposes only. Please conduct your own survey.



EPC Rating - D

Tenure - Freehold

Council Tax Band - F

Local Authority
Wychavon District Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



SALES

LETTINGS

PLANNING &
ARCHITECTURE

COMMERCIAL

STRATEGIC
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BLOCK
MANAGEMENT

RURAL



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