



HOME ORCHARD
Great Comberton | Pershore | WR10 3DP

HUGHES **HS** SEALEY

Welcome to... HOME ORCHARD

Welcome to Home Orchard, a wonderful five double bedroom detached equestrian property, located in this highly sought after village, at the foot of the Bredon Hill. Set within 3.25 acres of grounds, comprising post and rail paddocks and private woodland, the property further benefits from two stables, a large tack room and adjoining hay barn with the stable yard fully enclosed, allowing winter turn out when required.

Add in that the property benefits from driveway parking, which allows space for a horse trailer or lorry, two detached double garages, both with light and power and a home that is beautifully presented, benefiting from plenty of natural light and well-proportioned rooms across the two floors, you begin to understand why this property comes with such a high recommendation to view.

Internally the property enjoys a spacious and welcoming central entrance

hall that provides access to all the ground floor rooms to include a cloakroom, home office, playroom and utility/boot room.

Further rooms to the ground floor include the impressive living room which enjoys plenty of natural light from the bay window, located to the front elevation. To the centre of the room is a central fireplace which within sits a large log burning stove. To the head of the room is the garden room which offers French doors leading onto the rear garden. The room is a lovely space to sit, relax and unwind of an evening.

Completing the ground floor is the stunning kitchen/dining room. The kitchen enjoys a wealth of fitted units which sit alongside a host of integrated appliances. The kitchen is completed by a central island, wooden worksurfaces, inset spotlighting and stone flooring. The dining area will comfortably house an eight-seater table and chairs and French doors

to the head of the room allow one to enjoy the mature garden that the current owners have created.

Upstairs, the spacious landing provides access to all five bedrooms and the beautifully appointed four-piece family bathroom. The master bedroom is a wonderful room, enjoying elevated views to the front across neighbouring paddocks where horses can often be seen grazing as well as the church and Bredon Hill Tower. Furthermore, the room benefits from a three-piece ensuite bathroom, complete with freestanding bath. From the room, one can see the stable block and paddocks beyond.

The remaining bedrooms are all a lovely size, and all enjoy views from either the front, rear or side elevation.

Completing the property is the four-piece family bathroom complete with bath and double, walk-in shower.

























Explore outside... HOME ORCHARD

Externally, the home's gardens encompass the property. The gardens to the front are predominantly laid to lawn and are enclosed by mature hedging, whilst to the rear the gardens have been beautifully landscaped and now enjoy formal lawns, well-stocked, mature and colourful flower beds and a raised pond, all of which is enclosed by fencing which ensures a high degree of privacy.

Across the shingled driveway is the stable block which comprises of an enclosed yard. There are two stables, both with automated drinkers and lighting, a large tack room which has light, power and plumbing for a washing machine and finally a large hay barn. Behind the stable block are the post and rail paddocks which are circa two acres, and which have been split into three separate paddocks. Beyond the paddocks is the property's private woodland which is circa 1.25 acres in total and offers a variety of mature trees.

Finally, and completing this super home, are two detached double garages. The first, located closest to the property, enjoys light, power and an electric garage door. The second double garage is located to the head of the driveway and has two sets of wooden double doors to the front elevation with the building also enjoying light and power.

LOCATION

The village is located at the foot of Bredon Hill, within the National Landscape and is a village which consists of many delightful properties, a village hall and Saint Michael's Church. The River Avon is nearby with the area well known for boating, fishing and walking. There is also direct access onto the Bredon Hill via a bridleway. The village is also well served by a network of footpaths giving direct access to the hill, the river Avon, adjacent villages and surrounding countryside.

The market town of Pershore provides high street shopping facilities and a supermarket together with an indoor market and leisure complex. The Avon runs to the east of the town allowing scenic walks and leisure pursuits.

There are two medical centres and a hospital plus a town library along with excellent educational facilities within the area.

Pershore train station or Worcestershire Parkway Station provide links directly to London Paddington or Worcester Shrub Hill travelling on to Birmingham. The motorway is approximately nine miles distant at Worcester junction 7 of the M5, bringing Birmingham to the north and Bristol to the south within commutable distance. Other main centres are the historic market town of Evesham, Cheltenham and Worcester.

- A stunning, five-bedroom equestrian property, located in this sought after village
- Sit within grounds of 3.25 acres, comprising a mix of paddocks and private woodland
- Two stables, tack room and hay barn plus two double garages, both with light and power
- Beautifully mature gardens encase the property with the garden featuring a raised Koi pond
- The property offers a wealth of accommodation, and is beautifully presented and ready to enjoy
- Spacious entrance hall, cloakroom, utility room, home office and playroom
- Further rooms include a spacious living room, garden room and stunning kitchen/dining room
- Large master bedroom with elevated views over paddocks and village church plus en suite bathroom
- Four further double bedrooms and four-piece family bathroom
- A property that must be viewed to be fully appreciated

DIRECTIONS

To locate the property, please enter the following postcode, WR10 3DP. Upon arrival, the property can be identified by our For Sale sign.













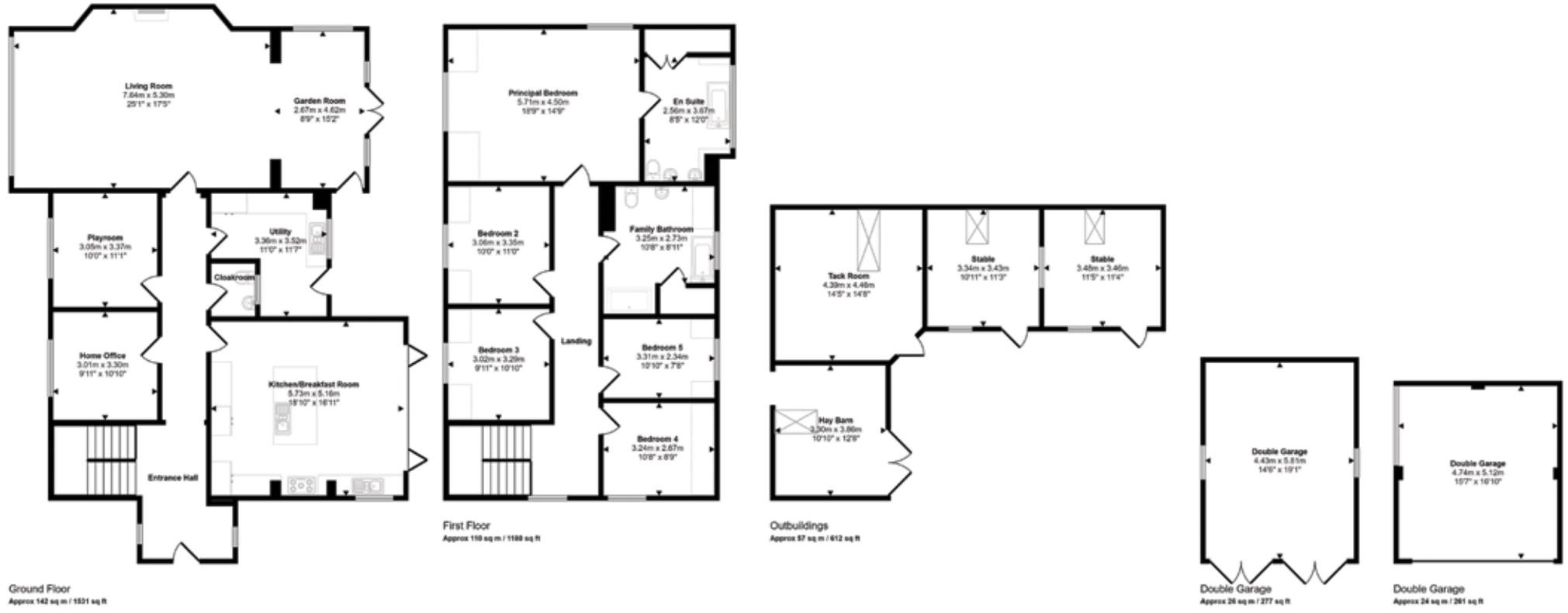






Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approx Gross Internal Area
359 sq m / 3881 sq ft



Ground Floor
Approx 142 sq m / 1521 sq ft

□ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Make Spacey 200.

Agents notes: All measurements are approximate 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 that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that an item shown is included with the property. For a free valuation, contact 01242 220080. Copyright © Hughes Sealey. Registered in England and Wales. Company Reg No. 11126899 Registered Office: CDH Estates Ltd, Miramar, Cheltenham Road, Kinsham, Tewkesbury, GL20 8HP.





HUGHES SEALEY

Email: cheltenham@hughessealey.co.uk

Tel: +44 (0)1242 220080

HUGHES  SEALEY