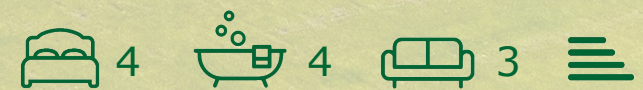




Little Holme  
, Pendock, GL19 3PQ  
**£1,050,000**





This newly built luxury detached house offers an exceptional living experience, spanning approximately 2,000 square feet, the property boasts four generously sized double bedrooms, each with its own ensuite facilities. all in a plot approaching SIX ACRES.

The heart of the home is a spacious open plan kitchen and living room, perfect for both entertaining guests and enjoying family time. In addition to this, the property features two further reception rooms, a utility area, and a convenient WC, providing ample space for everyday living.

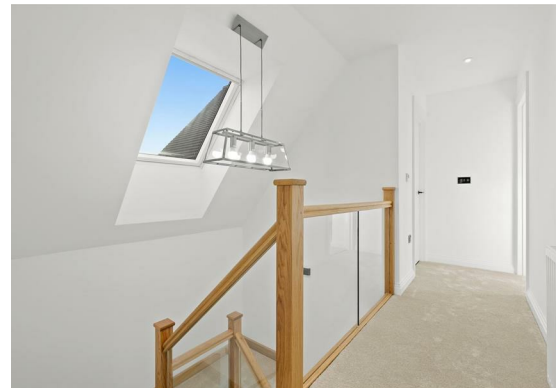
This modern residence is equipped with air source heating and photovoltaic panels, making it both energy-efficient and environmentally friendly. The aluminium double glazing enhances insulation and security.

### Services

Mains electricity and water, private drainage (new treatment plant). Air source central heating, underfloor to ground floor, radiators to first floor. PV panels for own consumption (No FIT). Full external CCTV system incorporating the house and stable yard. Cat 6 cabling to every room. Aluminium double-glazed windows. Broadband: Fibre broadband is available but not yet connected. The property comes with a 10-year new build warranty.







### Location

The pretty village of Pendock is situated on the Worcestershire/Gloucestershire borders. Pendock itself has a popular primary school whilst the neighbouring village of Staunton (1 mile) also has a Primary school, community pub, doctors, car garages and a village store.

There is convenient access to the motorway network via junction 2 of the M50 only 2 miles away and there are renowned schools close by, in Colwall, Malvern and Cheltenham.

M50 (junction 2) 2 miles, Ledbury 7 miles, Tewkesbury 8 miles, Cheltenham 15 miles (Distances approximate)

### Tenure

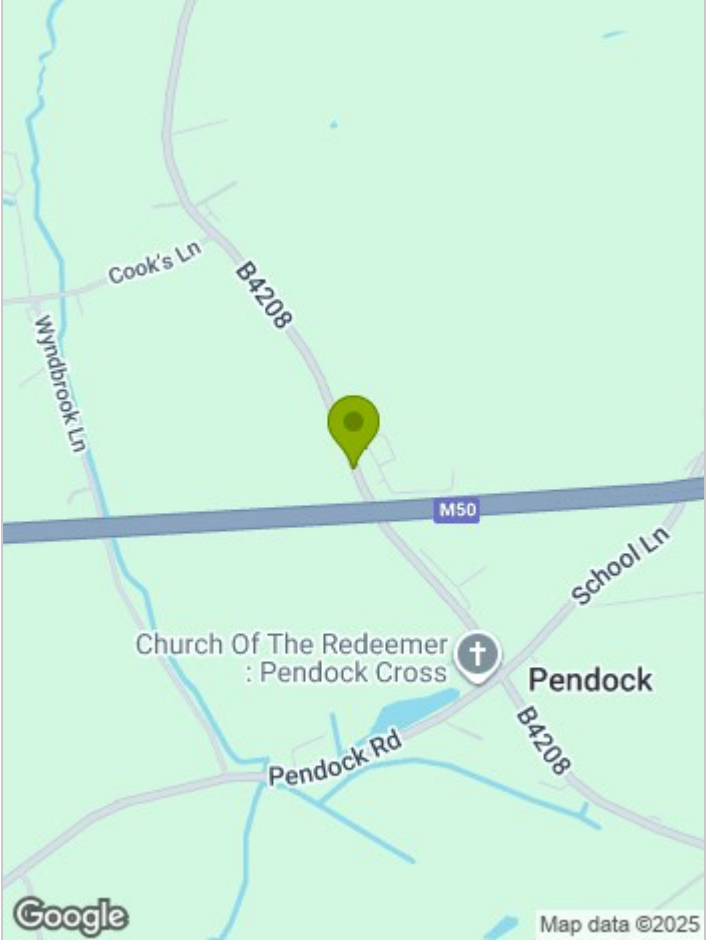
Freehold



Floor Plan



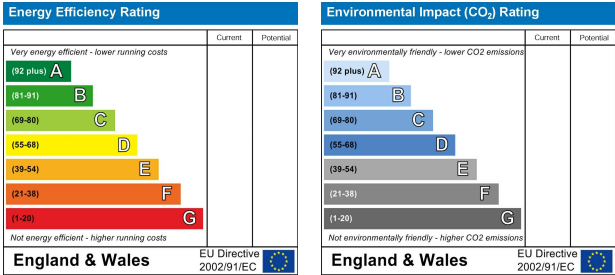
Area Map



Viewing

Please contact our Appleby`s Office on 01452 690553 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.