



# Brook Lane Crophthorne

£440,000

- Semi detached four bedroom cottage
- Living room with cast iron fireplace and wood burning stove
- Conservatory with French doors to the garden
- Kitchen and separate utility room
- Ground floor bedroom with w.c.
- Three first floor bedrooms and family bathroom
- Established rear garden (approx. 180 ft. with decked seating areas and a summerhouse)
- Off road parking for two vehicles

Nigel Poole  
& Partners

# Brook Lane

Crophorne

£440,000

**\*\*A LOVELY FOUR BEDROOM COTTAGE WITH GENEROUS REAR GARDEN – APPROX. 180 FT.\*\*** Located in the idyllic, peaceful village of Crophorne, this cottage has a calm and welcoming ambience with lovely character features throughout including exposed beams and a cast iron fireplace housing the wood burning stove. Living room, glazed doors to the conservatory with French doors out to the garden. Kitchen with separate utility room. Ground floor bedroom and w.c. Three bedrooms on the first floor and a family bathroom. The rear garden is laid to lawn with mature planting and decked seating areas. A summerhouse with a bar. Greenhouse and vegetable beds. Off road parking for two vehicles. Crophorne is a communal village with a primary school, St Michaels Church, public house (The Bell Inn), Clives farm shop and restaurant. Playing field (The Sheppey) with a village hall. Easy access to the towns of Evesham, Pershore and Worcestershire Parkway train station.

## Front

Low maintenance with parking for two vehicles. Gated access to the rear garden.

## Living Room 20' 4" x 11' 2" (6.19m x 3.40m) max

Double glazed windows to the front aspect. Wood burning stove with a cast iron, marble and wood fireplace. Two radiators. Stairs rising to the first floor. Glazed doors to the conservatory and a glazed door to the kitchen. Exposed beams. Radiator.



## Conservatory 14' 8" x 9' 1" (4.47m x 2.77m)

Built from brick with double glazed windows and French doors to the rear garden. Tiled flooring. Glazed door to the kitchen.

## Kitchen 12' 7" x 10' 4" (3.83m x 3.15m) max

Double glazed window to the rear aspect. Wall and base units surmounted by granite work surface with upstands. Belfast sink and drainer with mixed tap. Integrated dishwasher. Space for a Benning electric oven and hob. Tiled flooring. Radiator. Door to the utility room.



## Utility Room 9' 5" x 9' 1" (2.87m x 2.77m) max

Stable door to the garden. Space and plumbing for appliances and an American style fridge freezer. Wall and base units surmounted by work surface. Stainless steel sink and drainer with mixer tap. Tiled splashbacks, Radiator. Door to bedroom a ground floor bedroom.

## Bedroom Four (Ground Floor) 10' 7" x 8' 9" (3.22m x 2.66m) max

Double glazed windows to the front aspect. Radiator. Door to the w.c.

Access to the oil fired Firebird Popular 70.

## W.C. 4' 5" x 3' 1" (1.35m x 0.94m) max

Wall mounted wash hand basin and low flush w.c. Tiled flashbacks and radiator.

23 High Street, Pershore WR10 1AA



## Landing

Double glazed window to the rear aspect. Doors to three bedrooms and a bathroom. Vaulted ceiling with exposed beam. Radiator.

## Bedroom One 20' 2" x 9' 1" (6.14m x 2.77m) max

Triple aspect double glazed windows. Fitted wardrobe and chest of drawers. Vaulted ceiling. Radiator.

## Bedroom Two 10' 10" x 8' 11" (3.30m x 2.72m) max

Dual aspect double glazed windows. Radiator. Vaulted ceiling with exposed beams.

## Bedroom Three 10' 11" x 7' 2" (3.32m x 2.18m) max

Double glazed window to the front aspect. Radiator and access to the loft.

## Bathroom 9' 9" x 8' 4" (2.97m x 2.54m)

Double glazed window to the rear aspect. Airing cupboard. Roll top bath with mixer tap and shower head. Shower cubicle with Triton electric shower and tiled splashbacks. Pedestal wash hand basin and low flush w.c. Central heated ladder rail. Vaulted ceiling.

## Garden (Approx. 180. Ft.)

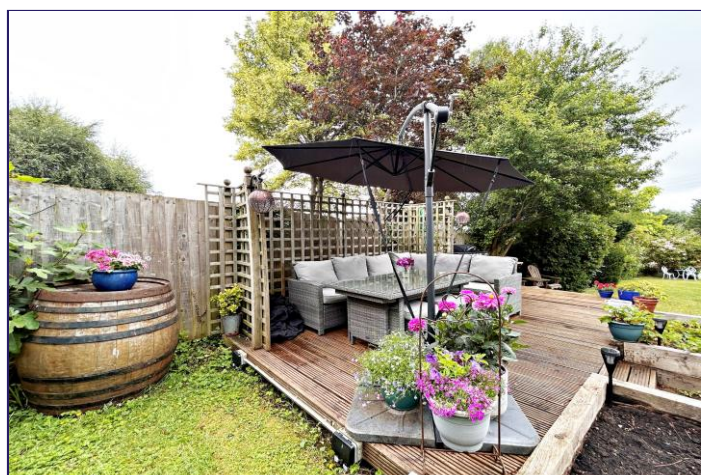
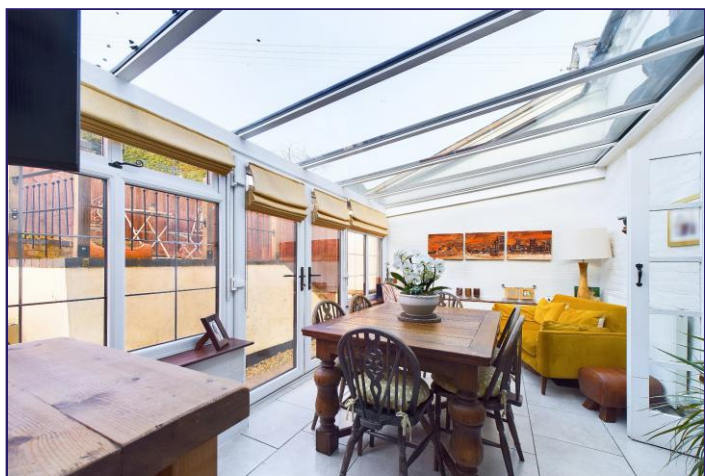
Superb rear garden laid to lawn with decked seating areas. Mature planting. Summerhouse and greenhouse. Power to the decked areas and the summerhouse. Oil tank.



**Tenure: Freehold**

**Council Tax Band: D**

Broadband and Mobile Information To check broadband speeds and mobile coverage for this property please visit: <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode **WR10 3JX**







Total area: approx. 123.9 sq. metres (1333.8 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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