



Stonecroft Cottages, Peopleton

Asking Price: £350,000

- A well presented semi-detached three double bedroom cottage
- Far reaching rear views (from upstairs) over open countryside to the Malvern Hills
- Some character features including exposed brick fireplace
- Sitting room and second reception / dining room
- Kitchen and utility with w.c.
- Master bedroom with en-suite shower plus family bathroom
- South Westerly facing rear garden with mature planting
- Ample off road parking

**Nigel Poole
& Partners**

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Peopleton

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****A THREE DOUBLE BEDROOM SEMI-DETACHED COTTAGE WITH SOUTH WESTERLY REAR GARDEN AND FAR-REACHING REAR VIEWS TO THE MALVERN HILLS**** Well presented, neutrally decorated and with some character features. Entrance porch; entrance hall; cosy sitting room with exposed brick fireplace; kitchen with integrated appliances; rear hallway with access to side of garden; utility with w.c.; second reception/dining room with exposed brick feature wall and French doors into the garden; master bedroom has an en-suite shower room, bedroom two with walk in wardrobe/storage cupboard. Rear garden with patio seating area, variety of mature planting and two storage sheds. Drive with ample parking. The heating for this cottage is provided by air source heat pump. Tranquil village location with amenities including village shop (which holds regular coffee mornings for villagers to enjoy a social catch up), Church, public house, cricket ground, village hall, playing fields and independent school for children aged 3-16. NO ONWARD CHAIN.

Front

Driveway with parking for several vehicles; lawn area which is a wildflower meadow with planted beds; sensor light; gated access to the side and rear garden.

Entrance Porch

Double glazed UPVC entrance door and windows to three aspects; laminate wood flooring; ceiling down lights; obscure double glazed door into hallway. Hallway with stairs rising to the first floor; laminate wood flooring; fire alarm; radiator; door into sitting room.

Sitting Room 13' 11" x 12' 2" (4.24m x 3.71m)

Double glazed window to front aspect. Chimney breast with exposed brick fireplace; wooden mantle; tiled hearth; free standing wood burner effect stove; laminate wood flooring; radiator; pendant ceiling light; door into entrance hall and kitchen.



Kitchen 17' 1" x 8' 5" (5.20m x 2.56m)

Two double glazed windows, one to the side aspect and one into the utility; range of wall and base units; wall units with downlighting; integrated oven; four ring electric hob; extractor hood; integrated fridge; one and a half stainless steel sink and drainer with mixer tap; space for fridge/freezer; space and plumbing for dishwasher; space and plumbing for washing machine and tumble dryer; tiled effect flooring and tiled splashbacks; ceiling spot lights, one with a fan; under stairs storage with pressurised water system; door into sitting room; doorway into rear hallway

Rear Hallway 5' 6" x 5' 10" (1.68m x 1.78m)

Obscure double glazed door to side aspect; laminate wood flooring; ceiling downlights; fire alarm; door into the utility room.

Dining Room/Second Reception Room 10' 5" x 15' 11" (3.17m x 4.85m)

Double glazed window to rear aspect; French doors into garden; exposed brick feature wall; laminate wood flooring; radiator; two pendant ceiling lights; TV ariel point.



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Utility room 5' 11" x 6' 1" (1.80m x 1.85m)

Double glazed window into kitchen; wall and base units; work surface; laminate wood flooring; radiator; ceiling downlights; lighting; extractor fan.

Cloakroom 3' 11" x 5' 10" (1.19m x 1.78m)

Pedestal hand basin; vanity unit with low level w.c; laminate wood flooring; ceiling downlights.

Bedroom One 10' 6" x 16' 10" (3.20m x 5.13m)

Double glazed window to the rear aspect with far reaching views to the Malvern Hills; two pendant ceiling lights; radiator.



En-suite Shower Room 3' 9" x 7' 1" (1.14m x 2.16m)

Obscure double glazed window to the side aspect. Shower cubical with mains fed shower; vanity wash basin with lighting above; fully tiled walls and floor; extractor fan; radiator; ceiling pendant light; concertina door into bedroom.

Bedroom Two 14' 1" x 9' 10" (4.29m x 2.99m)

Double glazed window to the front aspect; walk in storage cupboard/wardrobe with lighting; picture rail; radiator; pendant ceiling light.

Bedroom Three 8' 10" x 11' 3" (2.69m x 3.43m)

Double glazed rear window with far reaching views; picture rail; laminate wooden flooring; radiator; pendant ceiling light.

Family Bathroom 7' 3" x 4' 6" (2.21m x 1.37m)

Double glazed obscure window to the side aspect; matching white suite; panelled bath with mains fed shower above and glass screen; vanity wash hand basin; low level w.c; part tiled walls; ladder towel radiator; extractor fan; down lights; concertina door onto landing.

Landing

Double glazed window to the side aspect; Loft access; two pendant ceiling lights; fire alarm.



Rear Garden

South westerly rear facing garden enclosed by fencing; front gated access; large patio seating area with awning; watering tap; sensory lighting; laid to lawn with mature planting beds and borders; planting includes shrubs; flowering plants and a willow-leaved pear tree; gravelled and decking area with planters for growing vegetables; pathway leads to the rear of the garden where there are two storage sheds; one wooden and one metal and both with electric; lights and power sockets; air source heat pump.

Tenure: Freehold

Council Tax Band: C

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 2EA



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



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