



ESTATE AGENTS

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**Garden Cottage,
The Green,
Charlton,
Nr. Pershore
WR10 3LJ**

For Sale

Price £575,000



A PICTURESQUE DETACHED GRADE II LISTED THREE BEDROOM VILLAGE PROPERTY WITH EXPOSED TIMBERS NEWLY THATCHED ROOF AND DETACHED GARAGE SET WITHIN AN ATTRACTIVE COTTAGE GARDEN Entrance / Hallway, Study (Snug), Cloakroom / Shower, Sitting Room, Dining Room Good Sized Fitted Kitchen / Breakfast Room, Three Bedrooms, Bathroom, Detached Garage / Workshop, Garden, Summer House, Garden Store, Driveway With Off Road Parking. COUNCIL BAND: F

Residential Sales Particulars

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Situation

Garden Cottage is situated within the heart of this rural village facing the village green. There is front driveway, a detached garage and an attractive rear courtyard with caped well and retaining wall with steps to an elevated rear garden with top terrace and a summer house looking back over the cottage. This property has recently undergone total refurbishment with new thatched roof, oak interior doors and exposed timbers, fitted kitchen and inglenook fireplace in the main sitting room. Internally there is limestone floor covering and timber framed double glazed windows, there are modern fixtures and fittings in harmony with this period cottage.

Charlton is a rural village midway between Pershore and Evesham with village green and a stream, local public house and village church, there is primary school and an active village neighbourhood. Easy access is gained to both Pershore and Evesham and is in the catchment for Prince Henry's Evesham and secondary schooling at Aston Underhill. There is private schooling in the area together with supermarkets and interconnecting railways.

The market town of Pershore is Georgian styled and provides high street shopping facilities and supermarket together with a leisure complex and central car parks. The river Avon runs to the east of the town lending itself to scenic walks and leisure pursuits. There are two medical centres and hospital and town library, together with excellent educational facilities within the area. Pershore has Number 8 which is run by voluntary help and provides theatre activities, a cinema, ballet and yoga classes and is very much a part of Pershore community living.

The new Worcestershire Parkway Station has been developed to improve the access and destinations to the south west, the north east, London and the Thames Valley. So significantly enhancing Worcestershire's connectivity to outlying regions. 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 Stratford-upon-Avon with the theatre and racecourse; Cheltenham with National Hunt Horseracing, the Everyman Theatre and major shopping facilities; Worcester with its famous Cathedral and equally famous cricket club together with the River Severn and main shopping centre.

Viewing

BY APPOINTMENT ONLY

All enquiries should be made to the sole agents Bomford & Coffey. Our opening hours are 9:00am to 5:30pm Monday to Friday and 9:00am to 1:00pm Saturdays or by appointment for weekend viewings.

Estate Agents Act 1991 (Misrepresentations Act 1967)

(Conditions under which particulars are issued)

Messrs Bomford & Coffey for themselves and for the vendors of this property whose agents they are, give notice that these particulars, though believed to be correct do not constitute part of an offer or contract, that all statements in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property.

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Property Comprises

Oak front door with glazed panel and security lock into

Hallway with limestone floor covering, inset ceiling light, exposed stone and timbers.

Study measuring approximately 8'3" x 9'2" (2.52m x 2.80m) with plated multi socket PowerPoint, TV aerial socket, period style radiator with individual thermostatic control, stone floor covering and dual aspect leaded double-glazed windows. High ceiling with exposed timbers and pendant light.

Cloak's / Shower measuring approximately 4.64 x 7.9 (1.41m x 2.40m) having cubicle shower with glazed screen, manual controls and shower heads, with ceramic tiled surrounds. Front elevation leaded double-glazed window, chrome mounted hand wash basin with integral hanging rail, high flush WC, extractor fan and exposed wall timbers. Further high ceiling with exposed timbers.



Off the hallway with timber ledged door with pull latch into

Sitting Room measuring approximately 14'5" x 11'6" (4.41m x 3.53m) with front and rear leaded double-glazed windows, exposed wall and ceiling timbers. Period style radiators and feature open fireplace with stone hearth and timber beam over. Limestone floor covering, wall light points, and plated multi socket power points, TV aerial socket. Alcove to the left-hand side of fireplace. Exposed wall and ceiling beams, inset ceiling lights and spotlights.



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Dining Room measuring approximately 14'2" x 10'5" (4.32m x 3.20m) with exposed wall and ceiling timbers, stone wall and inset ceiling lights, plated multi socket power points, further stone floor covering. Dual aspect leaded double-glazed windows. Period style radiator.



Oak door into

Fitted Kitchen / Breakfast Room measuring overall approximately 16'2" x 11' (4.93m x 3.35m) with limestone floor covering. Range of fitted kitchen units comprising quartz worktop surfaces with draws and storage cupboards. Plumbed in dishwasher, bin storage cupboard and pan draws. Porcelain sink unit with mixer tap, quartz surrounds, induction hob and fitted double oven and grill. Integral fridge / freezer. Enclosed boiler cupboard also housing consumer unit. Period style radiator, breakfast area and wall mounted coat hooks on beam. Exposed ceiling timbers and inset ceiling lights, leaded double-glazed windows and ample plated multi socket power points, stable door to rear courtyard (oak) with glazed panel and security locks.



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Rising from the dining room, stairway with balustrading and handrail leads up to first floor

Landing with sloping ceilings and exposed beams, wall light points and pendant light, leaded double-glazed window and period style radiator.



Bedroom One with timber latch door, and measuring to eave height, approximately 13'8" x 16' (4.20m x 4.87m) with chimney breast intrusion, exposed wall and ceiling timbers (purlins), dual aspect leaded double-glazed windows to front and rear. Period style radiators, pendant light and plated multi socket power points. Built-in shelving to either side of chimney breast.



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Bedroom Two measuring approximately 10'8" x 8'8" (3.29m x 2.68m) with sloping ceilings and exposed timbers. Pendant light, plated multi socket power points and period style radiator. Rear elevation leaded double-glazed window, thumb latch to oak door.



Bedroom Three measuring approximately to eave height 10'6" x 11' (3.23m x 3.35m) with side elevation leaded double-glazed window, exposed ceiling timbers, pendant light and period style radiator. Plated multi socket power points.

Bathroom

comprising claw foot bath with mixer tap and telephone handle shower attachment. Oak timber floor covering and low flush WC. chrome mounted hand wash basin with hangings rails. Period styled radiator with electric towel rail surround, shaver point. Leaded double-glazed window with roller blind, sloping ceiling with exposed timbers, ceiling light and thumb latch oak door



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Outside the Property

To the front there is gravelled driveway providing off road parking. There are stocked borders with evergreens and cottage plants including aquilegia and poppy, specimen shrubs and Rowan tree (underground LPG tank). There is Cotswold stone retaining wall and rose border, there is outside sensor light and down lights attached to cottage.



Black and White Timbered Garage measuring approximately 19'9 x 11' (6.06m x 3.35m) with front access with double timber doors, the building is connected to power and there is felted pitched roof over concrete base with shelving and rear glazed window panels, presently used as workshop and ideal storage. There is a courtesy door into the rear courtyard.



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Rear courtyard

from the front there is wrought iron archway, mains cold water tap and external power points leading into this private area to the back of the cottage which has ornamental feature over a capped well, an ideal sitting area in the afternoon, with paving stones and raised borders with roses and shrubs and seasonal colour, there is timber garden store measuring 7'7" x 9'6" (2.34m x 2.92m), with flat roof and front glazed panels, a useful tool shed.



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Central pathway with climbing shrubs, draped over timber frame, with wisteria and honeysuckle, leading up to a greenhouse measuring approximately 10' x 8' (3.04m x 2.43m), connected to power, outside mains water tap, at the top of the garden there is a summerhouse hexagonal in shape, an elevated al fresco area with paved base, overlooking the main lawn down to the cottage, there is further little orchard area to the west side of the garden, where there are compost bins, some soft fruit (raspberry, pear and apple trees).

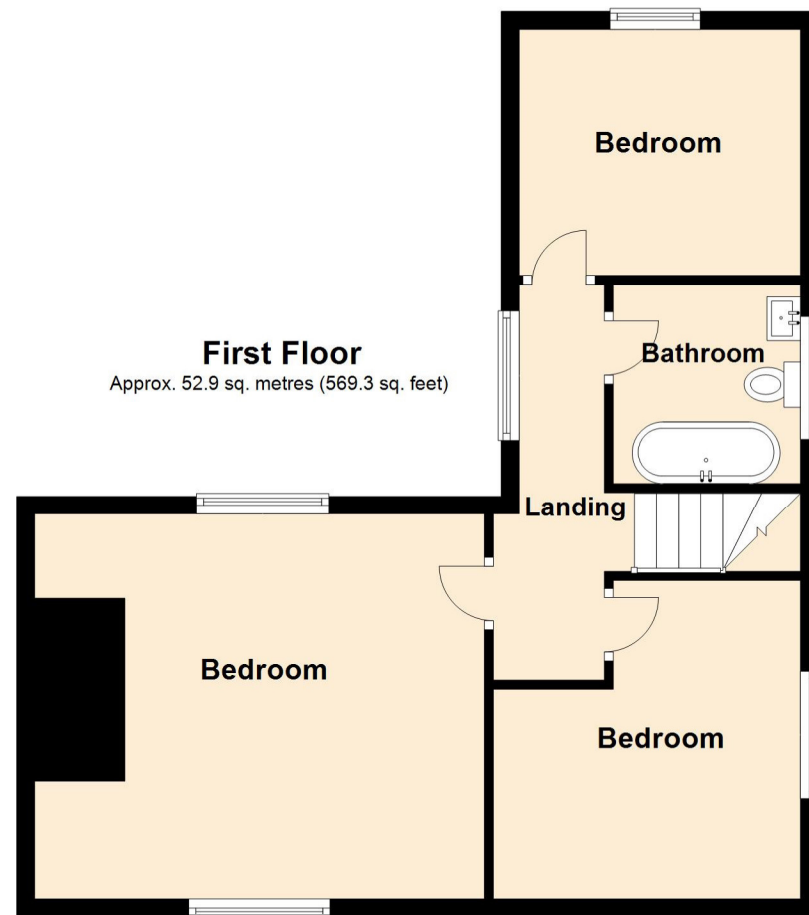


To the back of the cottage, there is gated access to log storage area, covered store and service point. Coal bunker. Useful access to the back garden.

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Services:	Mains water, electricity and drainage are connected to this property. There is LPG gas storage for central heating and hot water. Telephones and extension points are subject to BT transfer regulations. There is Dorset model fire protection to the roof and the thatch has a fireguard spray protection. It was thatched in 2023	
Fixtures & Fittings:	Only those items specified in these details are included in the sale of the property.	
Tenure:	The property is freehold	
Local Authority:	Wychavon District Council, The Civic Centre, Station Road, Pershore WR10 1PT Telephone 01386 565000	
Council Tax:	Band F	



Total area: approx. 123.8 sq. metres (1332.9 sq. feet)