



**ESTATE AGENTS**

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residential@bomfordandcoffey.co.uk

**Poppy Fields**  
**8 Cornmill Close**  
**Elmley Castle**  
**Worcestershire**  
**WR10 3JH**

**For Sale**

**Price £379,950**



**A MUCH IMPROVED AND EXTENDED WELL PRESENTED  
THREE BEDROOM LINKED DETACHED PROPERTY SET  
WITHIN THIS POPULAR BREDON HILL VILLAGE AND HAVING  
FEATURE LANDSCAPED REAR GARDEN, CONSERVATORY  
AND HOME OFFICE. OFF-ROAD PARKING**

**Entrance Porch, Hallway, Cloakroom, Study, Lounge, Fitted Kitchen/  
Diner, Conservatory, Three Bedrooms, Bathroom/Shower, Rear Garden  
(Water Feature), Tarmacadam Driveway.**

**EPC: D (55) COUNCIL BAND: D**

*Residential Sales Particulars*

## **Poppy Fields 8, Cornmill Close, Elmley Castle, South Worcestershire WR10 3JH**

### **Situation**

Elmley Castle, is a popular Bredon Hill village on the north side of this historic hill, with ancient settlements and elevated walks taking in the distant views of the Malverns and the Cotswolds.

Number 8 is situated within this small development of similar modern properties on the outskirts of the village and is approached off Netherton Lane into Cornmill, turning right into Cornmill Close. The property is linked detached in a terrace of similar properties with off road parking to the front and gardens to the rear. Number 8 has had the addition of a conservatory to the rear and a conversion within the garage to make a home office and storage. This well presented property has been modernised, well maintained and offers a water feature in the rear landscaped garden, which is a real delight.

The village of Elmley Castle is on the Pershore side of the hill and gains its name from a castle that was built in the times when the Earl of Warwick lived in Warwick Castle and looked after these lands for the Realm. The Earl was responsible for dismantling the building and donating it to the village. There are walks over Bredon Hill which can be accessed from Elmley, there is a beautiful church in its own grounds, a popular village public house and a well-supported cricket club and village green. Elmley has a first school with catchment to Evesham and Prince Henry's, the secondary school is at Ashton Under Hill. There is village square and a stream running off the hill and the main street has period properties, black and white and thatched housing making this a most attractive village.

Early viewing for this property is highly recommended to avoid disappointment.

The historic market town of Pershore is Georgian styled and provides high street shopping facilities and supermarket together and leisure complex. 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 southwest, the northeast, London and the Thames Valley, so significantly enhancing Worcestershire's connectivity to outlying regions. The motorway is approximately five 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 superb main shopping facilities. Worcester with its famous Cathedral and equally famous cricket club together with the River Severn and pedestrianised shopping centre



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**Property Comprises**

From the front drive there is slate paving and quarry tiled step to

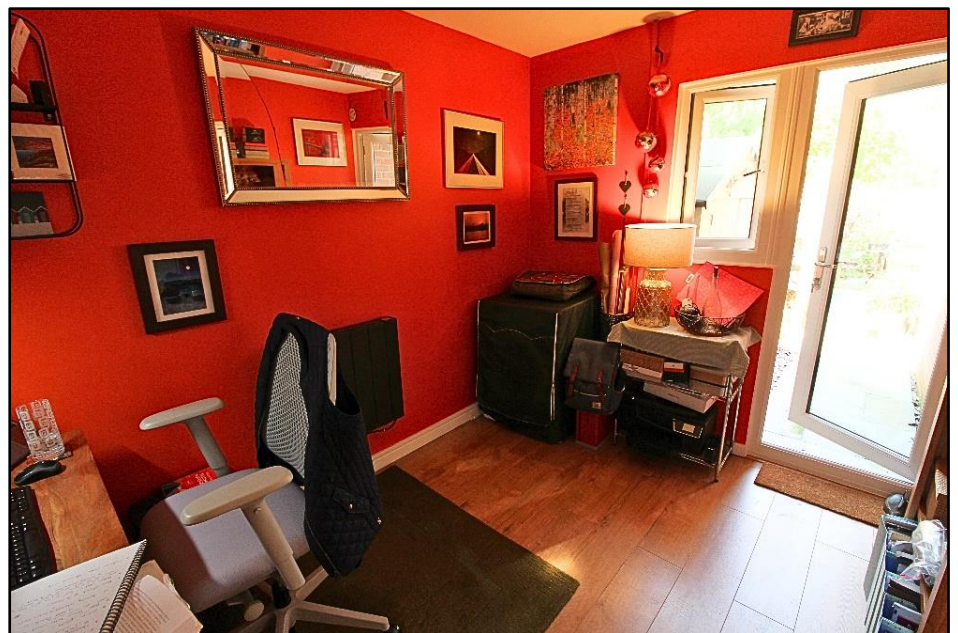
**Recessed Entrance** with wall light point, centre light, door chime and timber front door with opaque glazed panel and security locks into

**Hallway** with panelled radiator, pendant lights and power point. Wall mounted central heating thermostatic control and ceramic floor covering. Stairway leading to first floor and doors off to



**Cloak Room** with modern suite comprising low flush WC, wall mounted hand wash basin with tiled splash back. Mains stop cock and upright chrome panelled radiator. Opaque double-glazed window with Roman blind, pull cord light switch and ceramic floor covering.

**Study** measuring 10'2" x 7'8" (3.10m x 2.37m) with fully double-glazed door into garden and rear window, multi socket power points and laminate floor covering. Inner door into storage space behind up and over garage door, measuring approximately 6'4" x 7'8" (1.95m x 2.37m)



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**Lounge** measuring overall approximately 13'7" x 14'9" (4.17m x 4.54m) minimum with under stair storage area, coved ceiling and laminate floor covering. Front elevation double glazed windows with Roman blinds. Panelled radiator, multi socket power points and TV aerial socket. Attractive fireplace surround with hearth and electric pebble style fire inserted. Ample power points and timber door through to



**Kitchen / Diner** measuring overall approximately 16'8" x 9'9" (5.12m x 3.01m) with ceramic floor covering, range of modern fitted kitchen units comprising work top surfaces, drawers and storage cupboards under. One and a half bowl porcelain sink unit with mixer tap and ceramic tiled surrounds. Rear elevation double glazed window with Roman blind. Electric cooker and ample power points. Wall mounted storage cupboards and pull-out extractor hood. Upright GEC electric central heating boiler with 24-hour time control. Inset ceiling lights, plumbing for dishwasher and space for upright right fridge/freezer.





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**Dining Table Area**

With large panelled radiator and pendant with dimmer switches, opening through to



**Conservatory**

measuring approximately 10'5" x 8'4" (3.20m x 2.56m) with ceramic floor covering, double glazed panels and fully glazed double doors with vertical blinds. Panelled radiator and multi socket power points, glazed roof panels.



From the hall, stairway with banister rail leads up to first floor



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**Landing** with balustrading, power point and side elevation double glazed window with Roman blind, pendant light and access hatch to roof void. Airing cupboard with lagged hot water tank and slatted shelving.

White doors off to



**Bedroom One** measuring approximately 9'6" x 12'7" (2.92m x 3.87m) with front elevation double glazed window, venetian blinds and pendant light. Power points, laminated floor covering and built in wardrobe cupboard with rail and shelf.





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**Bedroom Two** measuring approximately 10'2" x 10'1" (3.10m x 3.07m) with rear elevation double glazed windows, venetian blinds and panelled radiator. Laminated floor covering, light and power points. Built-in wardrobe cupboard with shelf and rail.



**Bedroom Three** measuring approximately 9'5" x 7'1" (2.89m x 2.16m) with front elevation double glazed window, venetian blind and panelled radiator. Light and power points, laminated floor covering and further shelving.





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**Bathroom** comprising ceramic floor covering, walk-in shower with glazed screen and ceramic tiled surrounds. Electric shower with shower head on wall bracket. Further white suite with hand wash basin with mixer tap, ceramic tiled surrounds. Low flush WC, upright towel rail / radiator and mirror fronted bathroom cabinet. Inset ceiling lights, opaque double-glazed windows and pull cord light switch, extractor fan.



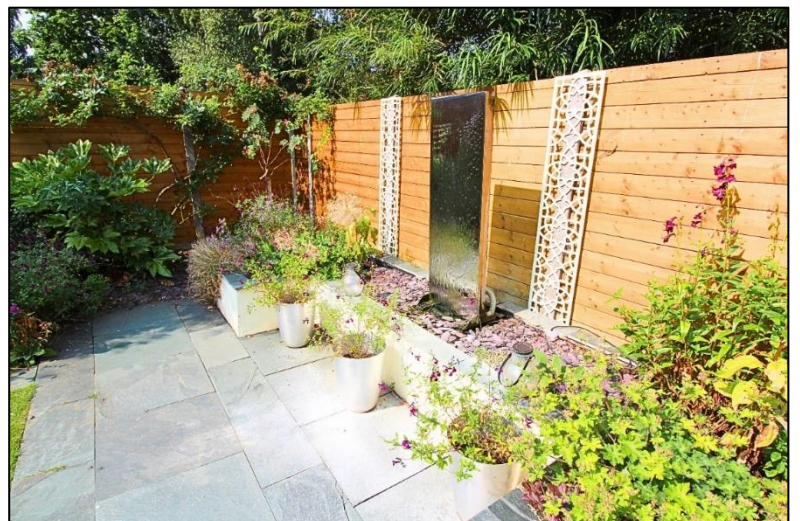
**Outside of the property**

From the conservatory there is slate paved patio and al fresco dining area. There is also access from the study into the garden, there are outside power points and a timber garden store. This attractive garden has central lawns and pathways to either side together with well stocked borders, with seasonal flowers and shrubs, there are roses and peonies, old fashioned geraniums and ornamental pear to mention but a few.





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JMB1926  
AUGUST 2024



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To the front of the property there is tarmacadam driveway and landscaped frontage with attractive gravel with stone boarders, evergreens and a useful screen storage area. Behind the up an over garage store, there is further storage.

**Services** Mains' water, electricity and drainage are connected to this property. There is electric central heating to wet system radiators. Telephones and extension points are subject to BT transfer regulations.

**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,  
Persore  
WR10 1PT Telephone 01386 565000

**Council Tax: Band D**

**Viewing**

**BY APPOINTMENT ONLY**

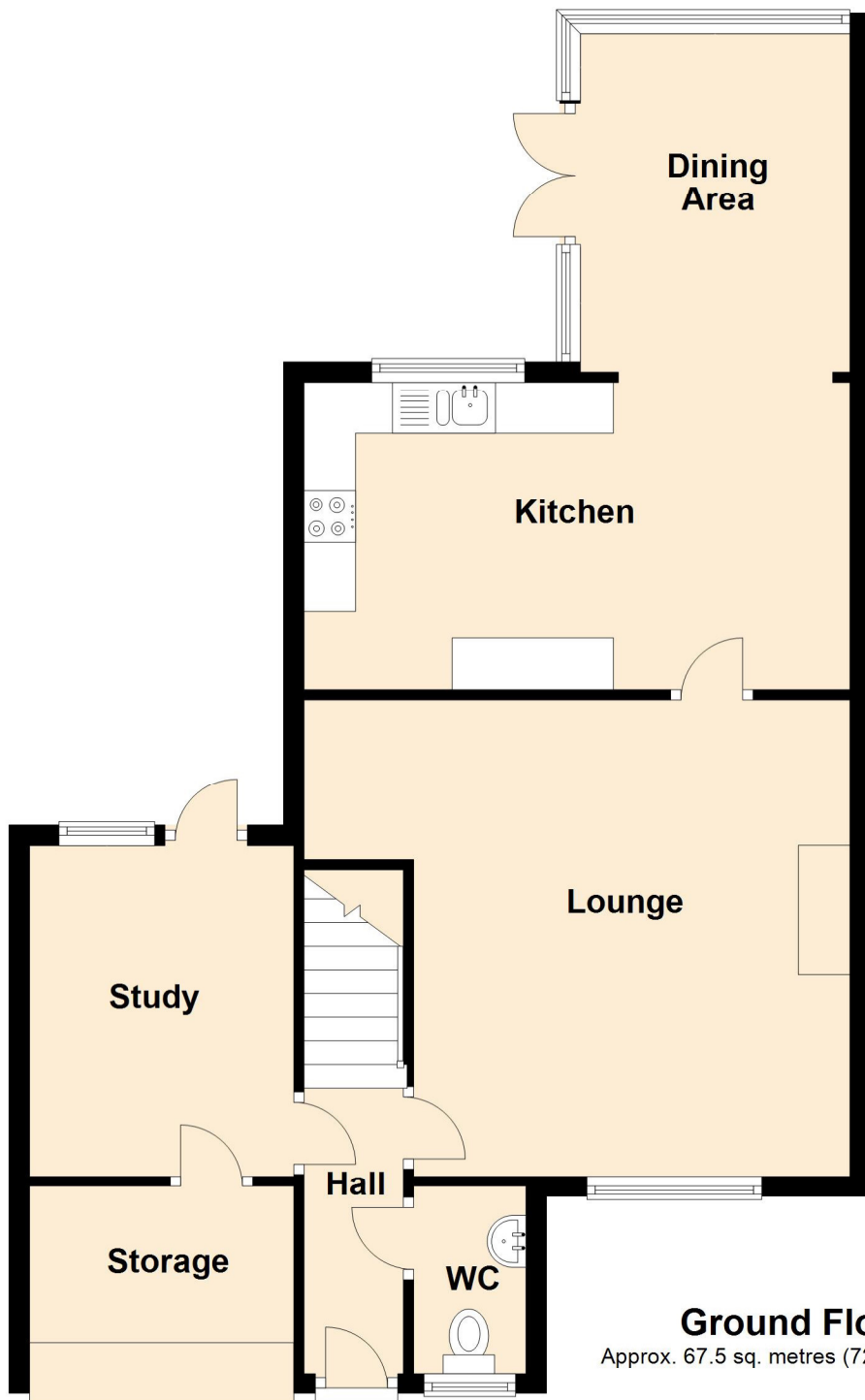
All enquiries should be made to the sole agents Bomford & Coffey. Our opening hours are 9:00am to 5:30pm Monday to Friday and 9:00am to 1:00pm Saturdays or by appointment for weekend viewings.

**Estate Agents Act 1991 (Misrepresentations Act 1967)**

(Conditions under which particulars are issued)

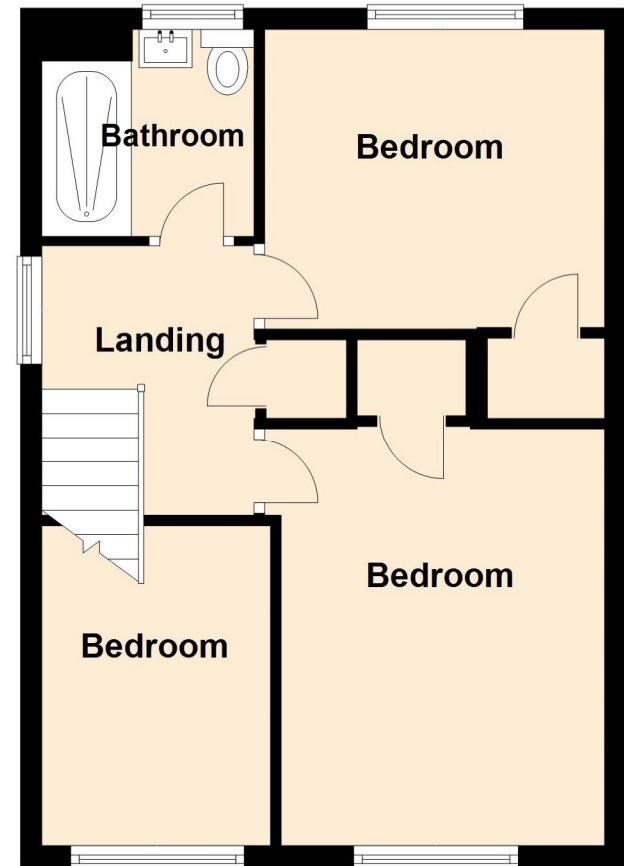
Messrs Bomford & Coffey for themselves and for the vendors of this property whose agents they are, give notice that these particulars, though believed to be correct do not constitute part of an offer or contract, that all statements in these particulars as to this property are made without responsibility 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





**Ground Floor**

Approx. 67.5 sq. metres (726.4 sq. feet)



**First Floor**

Approx. 40.7 sq. metres (438.4 sq. feet)

Total area: approx. 108.2 sq. metres (1164.8 sq. feet)