



ESTATE AGENTS

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**Alterre,
Brook Lane,
Crophorne,
Worcestershire.
WR10 3JX**

For Sale

Price £439,950



**SET WITHIN THIS POPULAR RURAL VILLAGE A N ELEVATED
DETACHED TWO/THREE BEDROOM BUNGALOW WITH
ATTRACTIVE LANDSCAPED GARDENS, A PRIVATE DRIVE AND
OFFROAD PARKING.**

**Recessed Porch, Reception Hallway, Lounge, Fitted Kitchen/Dinning Room,
Large Utility Room, Cloakroom, Day Room/Bedroom Three, Two Double
Bedrooms, Bathroom With Shower, Front and Rear Colourful Gardens.**

EPC:E (39) Council Tax Band: E

Residential Sales Particulars

Alterre, Brook Lane, Cropthorne, Worcestershire. WR10 3JX

Situation

Alterre is situated in an elevated position off Brook Lane as you enter the village from the south side off the B4084, Pershore Road. There is off-road parking at the top of the drive where the bungalow is situated looking down over the colourful front garden with its lawn and pathways down between the seasonal foliage. Steps lead up from the drive to the recessed front porch. This bungalow is well planned and has good sized accommodation with large kitchen/dining room and useful utility room and storage, a cloakroom and a day room/study overlooking the rear garden. There are two double bedrooms, a family bathroom and the front lounge with its views across the village.

Cropthorne is a popular residential village situated between Evesham and Pershore and would be in the catchment for Prince Henry's educational facilities. This village has an active neighbourhood with large central green and village hall with organised activities and useful for functions. There is picturesque church with churchyard. The public house is on the outskirts of the village and there are scenic walks along the River Avon. Pershore is approximately three miles distant.

The historic market town of Pershore is Georgian styled and provides high street shopping facilities and supermarket together with a 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 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 superb main shopping facilities. Worcester with its famous Cathedral and equally famous cricket club together with the River Severn and pedestrianised 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.

Alterre, Brook Lane, Cropthorne, Worcestershire. WR10 3JX

Property Comprises

Entrance Porch with uPVC front door, colour glazed and leaded panels, quarry tiled floor covering and ceiling light.

Entrance with panelled glazed door and opaque glazed side panels into

Reception Hallway with parquet floor covering, Dimplex night store heater, BT point, pendant light and doors off to

Lounge measuring approximately 16'3" x 11'5" (4.95m x 3.48m) with front elevation double glazed windows, Heatstore electric heater, TV aerial point and power points. Pendant light, useful shelving to chimney breast intrusion with moulded timber surround and inset ceramic tiles, coal effect electric fire and ceramic hearth.



Alterre, Brook Lane, Cropthorne, Worcestershire. WR10 3JX

Fitted Kitchen/Diner measuring overall approximately 19'8" x 10'5" (5.99m x 3.18m) with Heatstore electric heater, ceiling light points and ceramic tiled floor covering. Sliding patio door with side panel out to rear. Range of fitted kitchen units comprising worktop surfaces, drawers and storage cupboards under. Plumbing for automatic washing machine. Ceramic hob with oven and grill under and extractor hood over. Wall mounted storage cupboards and ceramic tiled surrounds. Rear elevation double glazed window with roller blind, multi socket power points, and serving hatch into lounge. Half panelled glazed door into



Alterre, Brook Lane, Cropthorne, Worcestershire. WR10 3JX

Utility Room measuring approximately 13'4" x 6'6" (4.06m x 1.98m). Fitted worktop surfaces, drawers and storage cupboards under. Ceiling light point, ample storage for fridge and freezer. Multi socket power points. Wall mounted consumer unit, electric Nightstore heater and front elevation double glazed window. Useful walk-in store cupboard with shelving and light point, coat rail and hooks. Front elevation half panelled glazed access door and rear elevation door.



Cloakroom comprising pedestal hand wash basin, low flush WC. Dado panelling and rear elevation opaque glazed window. Light point.



Alterre, Brook Lane, Cropthorne, Worcestershire. WR10 3JX

Day Room/Study measuring approximately 8'6" x 14'5" (2.59m x 4.39m) with ceiling light point, vertical blinds to large sliding patio door with side panel into rear garden.



From the front hall there is inner hallway with access hatch to roof void and large airing cupboard with slatted shelving, hot water tank with immersion heater.

Bedroom One measuring overall approximately 16'5" x 11'5" (5.0m x 3.48m) with front elevation large, double-glazed window, built-in wardrobe cupboards, light and power points. Electric heater, TV aerial cable.



Alterre, Brook Lane, Cropthorne, Worcestershire. WR10 3JX

Bedroom Two measuring approximately 11'8" x 10'7" (3.56m x 3.23m) with rear elevation double glazed window, electric heater, light and power points.



Bathroom comprising shower cubicle with electric Mira shower, ceramic tiled surrounds, enclosed cistern WC. Hand wash basin with storage cupboard under, wall mirror, pull cord light switch, sealed floor covering. Rear elevation window with roller blind, towel rail.



Alterre, Brook Lane, Cropthorne, Worcestershire. WR10 3JX

Outside the Property

To the front there is driveway off Brook Lane leading up to the rear of the property. There are retaining walls to lawned areas. From the front lawn there is pathway leading down through this created garden with hibiscus trees and evergreens, roses and old-fashioned geraniums. There is front sitting area looking down over the garden and across the village, outside lights and front patio.



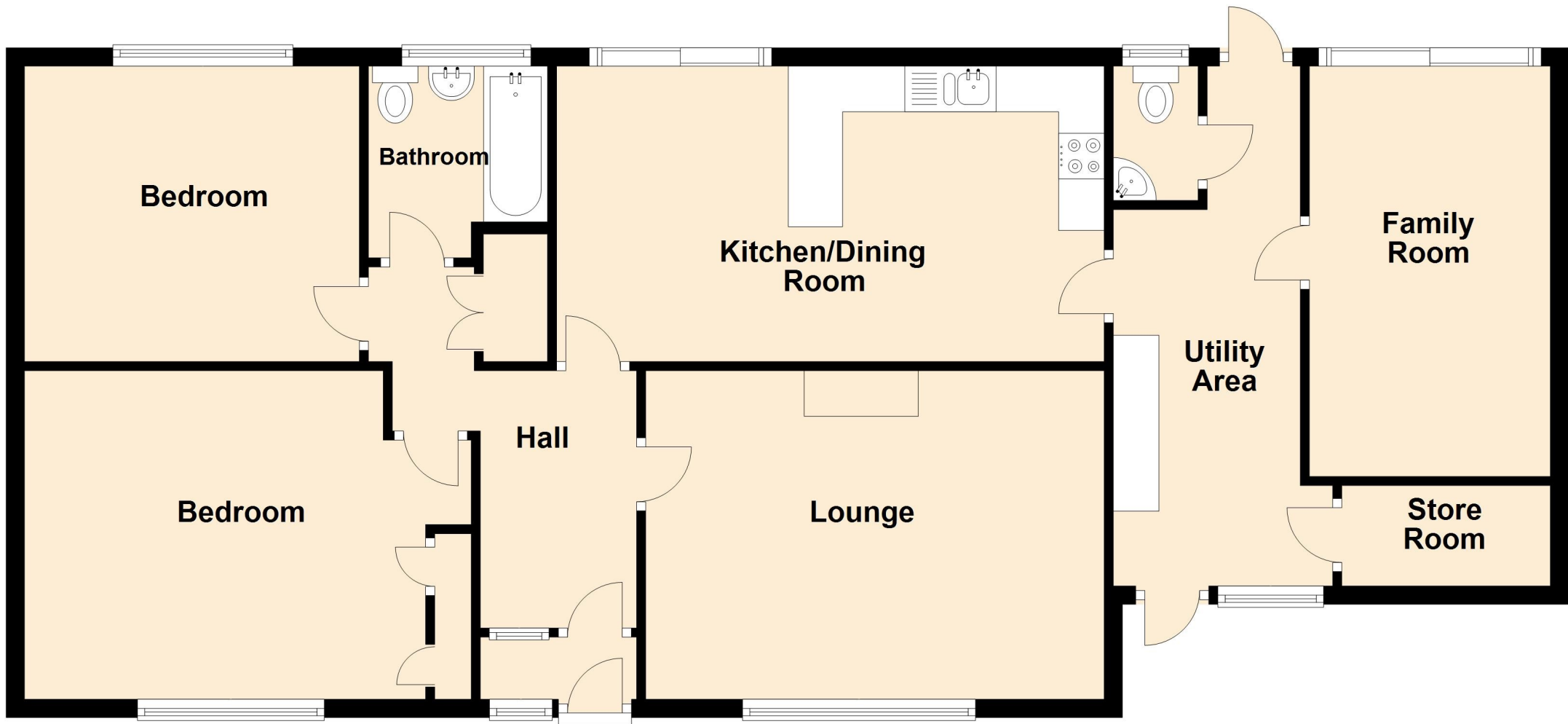
Alterre, Brook Lane, Cropthorne, Worcestershire. WR10 3JX

To the rear of the property there is a low maintenance garden with paving and raised borders, timber garden store and aluminium greenhouse, pergola sitting area. Outside mains tap, lean-to garden store and weather lights.



Alterre, Brook Lane, Cropthorne, Worcestershire. WR10 3JX

Services:	Mains electricity, water and drainage are connected to this property. 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, Persnore WR10 1PT Telephone 01386 565000
Council Tax:	Band E



Ground Floor

Approx. 109.6 sq. metres (1179.3 sq. feet)

Total area: approx. 109.6 sq. metres (1179.3 sq. feet)