



ESTATE AGENTS

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**Sandilands,
45 Pensham,
Nr Pershore,
Worcestershire.
WR10 3HB**

For Sale

Price £825,000



**SET IN AN OUTSTANDING POSITION WITHIN ITS OWN GROUNDS A
DETACHED FOUR BEDROOM PERIOD RURAL HOUSE OFFERING
2534 SQ FT OF LIVING ACCOMMODATION OVER TWO FLOORS
HAVING THREE RECEPTION ROOMS, MODERN OUTBUILDINGS,
LANDSCAPED GARDENS OF APPROX. 2/3 ACRES.
DISTANT VIEWS TO BREDON HILL**

EPC: C (69)

COUNCIL TAX BAND: G

Residential Sales Particulars

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Situation

Approximate distances: Pershore 1.5 mile. Worcester 10 miles/M5 Motorway. Tewksbury 11 miles. Cheltenham 19 miles. Stratford Upon Avon 21 miles. Evesham 7 miles.

The property in brief

Entrance lobby, reception hall, cloakroom, large study/library room, sitting room, dining room, Kitchen/breakfast room (larder), rear lean to glazed utility room, boiler room, four principal double bedrooms, family bathroom, separate WC.

Garden and grounds of approximately 2/3 of an acre, modern workshop building, modern garage with dual access, useful garden stores and outside WC. Water storage, greenhouse, outside power and distant views.

The property Sandilands is situated on the outskirts of the Hamlet of Pensham, being a residential and farming community just to the south of Pershore and the River Avon. This detached property built circa 1921 has been extended in the past and now offers a detached family home, set in this enviable rural position with un-interrupted views to Bredon Hill.

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

Gravelled driveway and exterior light leads to

Entrance Lobby with quarry tiled floor covering, wall light point and glazed roof light.
Half panel glazed inner front door leads into

Reception Hall with pendant light, period picture rail, double panelled radiator with shelf over, multi socket power point and front elevation window. Doors off to

Cloak Room comprising low flush WC, wall mounted hand wash basin, picture rail and high level fuse box. Panelled radiator, opaque glazed window and towel rail.

Study / Library measuring overall approximately 14' x 16'7" (4.26m x 5.09m) maximum into bay window. Pendant light points, multi socket power points, wall mounted gas fire (capped). Double glazed bay window with vertical blinds, panelled radiator and BT point.



Inner Hall with useful under stair storage cupboard, double panelled radiator, power points, picture rail and pendant light.

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Dining Room measuring overall approximately 16'10" x 12' (4.90m x 3.65m) with large double glazed bay window overlooking garden, panelled radiator, vertical blinds and exposed ceiling beams. Pendant lights, picture rail, shelving and storage cupboards, period fire place (capped), multi socket power points.



Sitting Room measuring approximately 12'1" x 19'2" (3.68m x 5.85m) with period fire place and log effect gas fire inserted, exposed brick with timber mantle shelf, quarry tiled hearth and surround. Panelled radiators, dual aspect double glazed windows. Sliding glazed door with side panel into garden. Exposed ceiling timbers, wall light points, multi socket power points, BT point (optional illuminated cabinet storage and display shelving).



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Kitchen / Breakfast

Room measuring overall (maximum) approximately 19'4" x 12'5" (5.91m x 3.81m) with fitted kitchen units comprising work top surfaces, drawers and storage cupboards under. Built-in fridge, free-standing dishwasher, single drainer porcelain sink unit with mixer tap. Window sill and glazed windows into utility room. Gas cooker point, wall mounted storage cupboards, TV aerial point and extractor filter hood. Ample multi socket power points, ceramic floor covering, central archway and pillar.



Breakfast Area with partial ceramic tiled surrounds. Dimplex log-effect fire to chimney breast with original storage shelving and cupboards. Ceiling lights timber T & G painted ceiling. Panelled radiator, 24-hour thermostatic time control for central heating. Fully glazed double doors lead out to garden with roller blind.



Off the kitchen there is

Larder Room measuring approximately 5'3" x 6'6" (1.61m x 2.01m) with quarry tiled floor covering, fitted units with work top surfaces and storage cupboards under. Opaque glazed window, wall mounted storage cupboards, shelving and multi socket power points. Air vent, coat hooks on rail, partial tiled surrounds, wall light point, freezer space.

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Half glazed stable door leads into

Glazed Lean To Utility

Room measuring approximately 13'5" x 5'9" (4.11m x 5.9m) with ceramic tile floor covering double glazed window panels and sloping roof. Plumbing for automatic washing machine, space for tumble dryer. Multi socket power points, hot and cold taps, stop cock, window shelving, internal wall light and half panelled glazed door into garden.



Further internal thumb latch door and steps down to

Boiler Room / Storage with shelving, Vaillant gas boiler, window with blind and ample shelving, coat hooks on rail.

Stairway from inner hall leads up to first floor with front elevation window. Being split level leading to

Bedroom One measuring overall approximately 21'5" x 14' (6.55m x 4.26m) maximum with built-in wardrobe cupboards, dual aspect windows and large bay window. Panelled radiator, vanity hand wash basin with drawers and storage cupboards under. Multi socket power points, shaver point and TV aerial point. Wall light points and ceiling light, coving.



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Main Landing

with panelled radiator, multi socket power points, picture rail and access hatch to roof void.



Separate WC

with low flush WC, front elevation windows with roller blinds. Shaver light and point, pedestal hand wash basin, electric wall heater and pull cord light switch.



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Bedroom Two measuring overall approximately 19'9" x 12'2" (6.06m x 3.71m) with dual aspect double glazed windows, panelled radiator, period fire place with mantle shelf, light and power points. Built-in wardrobe cupboards with central shelving.



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Bedroom Three measuring approximately 11'9" x 16'8" (3.62m x 5.12m) with built-in wardrobe cupboards and dressing table. Panelled radiator, electric fire and multi socket power points with USB chargers. Fitted wardrobe cupboard with dressing mirror, further bay window (views), vertical blinds and ceiling beams.



Bedroom Four measuring approximately 11' x 11'5" (3.35m x 3.50m) with rear elevation double glazed window (views), panelled radiator, ceiling light and power points. Vanity hand wash basin with wall mirror over and storage cupboards under. Pull cord light switch, inset ceiling lights and central light point.

Family Bathroom comprising panelled bath with Mira electric shower over and folding glazed shower screen. Pedestal hand wash basin (Heritage), side elevation double glazed window with vertical blinds. Panelled radiator with towel rail over, wall mirror and ceramic tiled surrounds. Further brass towel rail (connected to central heating), wall mirror and airing cupboard housing lagged hot water tank with immersion heater and ample shelving.



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Outside the Property

The house is approached by the gravelled drive which leads to the front of the house providing off road parking and the two modern outbuildings.



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Detached Garage measuring approximately 15' x 19' 4.57m x 5.79m) internally being a further modern structure with pitched roof and timber frame over concrete base. Power is connected, there are oak double doors from the lane and further oak double doors from the driveway with security locks.

Between the workshop and the garage, there is paved pedestrian access where there is a metal store for the use of garden furniture etc.



Workshop being connected to power, constructed of timber frame over concrete base with work bench, strip lighting and fully glazed access door together with machinery access sliding door. There is separate consumer unit (metal), with an internal measurement of approximately 16'2" x 17'(4.93m x 5.18m) .



There is external power to the garden, submerged rain water reservoir with electric pump.

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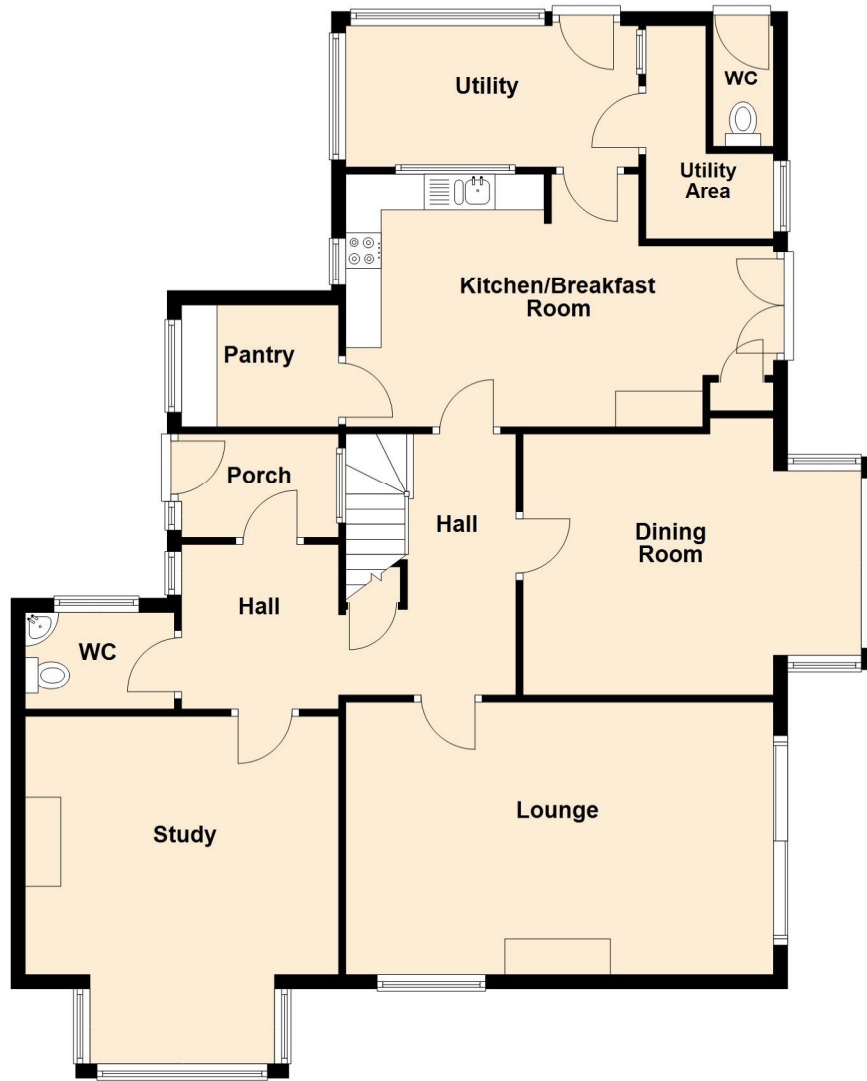
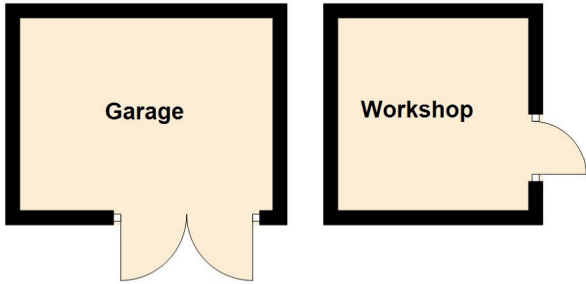
Garden And Grounds

The property is approached over its own driveway providing parking, there are mature trees and a well-maintained garden, with beech, evergreen, a vegetable patch, fruit trees and herb garden, there is an aluminium greenhouse and attached to the house there is an outside gardener's WC. Within the garden there is central rockery and a bird pond. There is a hand pump for the collected water reservoir.

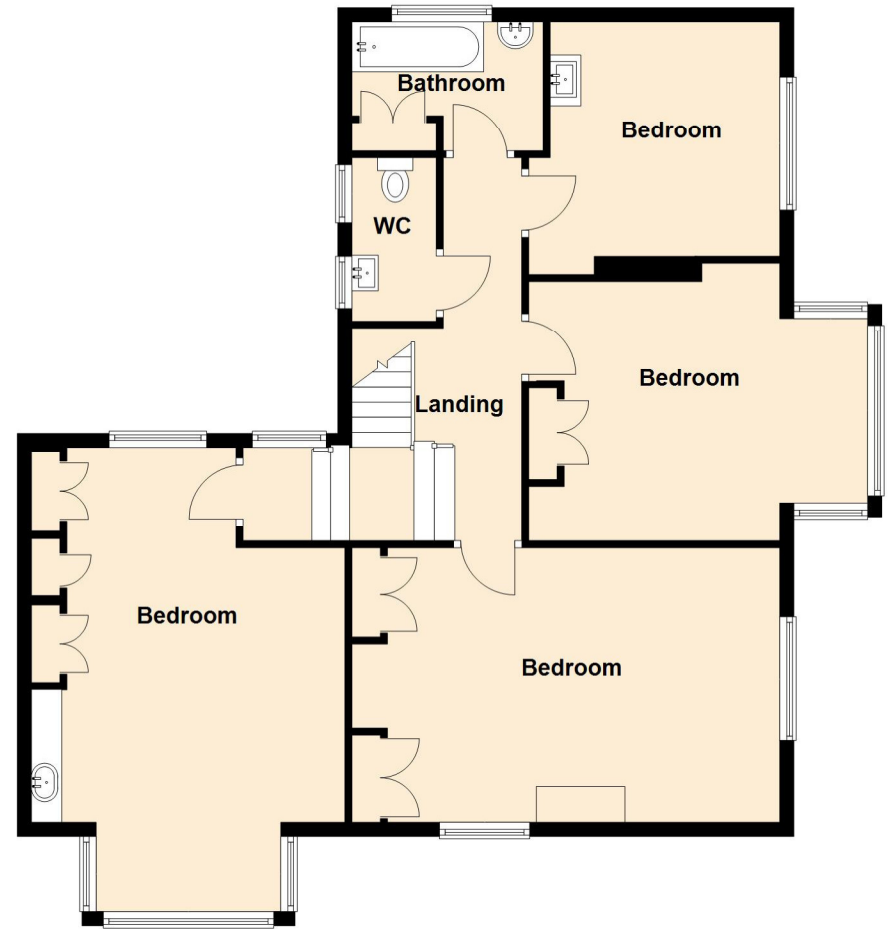


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Services:	All main services are connected to this property. Telephones and extension points are subject to BT transfer regulations. There are solar panels fitted to the roof of the property (3.9kw installation 2011, approximately £1400 per annum)
Fixtures & 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 G



Ground Floor
Approx. 137.0 sq. metres (1474.8 sq. feet)



First Floor
Approx. 98.4 sq. metres (1059.3 sq. feet)

Total area: approx. 235.4 sq. metres (2534.1 sq. feet)