



BITTERN BANK

Machine Farm, Hill Furze, Pershore, Worcestershire



A BEAUTIFULLY LOCATED PROPERTY COMPRISING A FOUR BEDROOM HOUSE AND TWO ATTACHED COTTAGES

With swimming pool, tennis court, land and outbuildings, with stunning views all set in 9.5 acres.

Summary of accommodation

Main House: Four bedrooms | Four bathrooms | Hobby room | Playroom | Three reception rooms | Large kitchen/family room
Enclosed porch | Hall | Utility room | Cloakroom and boot room

Cottage 1: Hall | Sitting room | Kitchen/breakfast room | Cloakroom | Three bedrooms | En suite bathroom and shower room

Cottage 2: Two reception rooms | Kitchen | Utility room | Cloakroom | Ground floor bedroom suite | Two further first floor bedrooms and bathroom

Gardens with swimming pool | Loggia and plant room | WC and changing room | Hard tennis court | Ample parking
Garage barn | American barn suitable for stabling | Tackroom

Paddocks and woodland

In all about 9.5 acres

Distances: Pershore 5 miles, Evesham 5 miles, Worcester 12 miles, Stratford-upon-Avon 16 miles
Cheltenham 21 miles, Birmingham 34 miles, M5 (J7) 9 miles, M40 (J15) 22 miles
(All distances are approximate)

LOCATION

Bittern Bank occupies an elevated position at the end of a long shared driveway, enjoying a peaceful setting above the picturesque village of Fladbury. Situated on the banks of the River Avon, Fladbury is a quintessential English village with a strong sense of community and an excellent range of local amenities, including a primary school, village shop, village hall, church, butchers, two public houses, cricket pitch, tennis club and canoe club. The surrounding countryside of the Vale of Evesham provides a wealth of scenic footpaths and riverside walks, making it an ideal location for those who enjoy outdoor pursuits and rural living.

Despite its tranquil setting, the property is exceptionally well connected. The nearby market towns of Pershore and Evesham, just 5 and 4 miles away respectively, offer a wide range of shopping, leisure and recreational facilities, while further amenities can be found in Worcester, Stratford-upon-Avon and Cheltenham, the latter renowned for its specialist shopping. The area is also well served by highly regarded schools, including Pershore High School and a number of respected independent schools in Worcester and Cheltenham.

For commuters, Evesham railway station is only 4 miles away and provides direct services to London Paddington. Excellent road connections via the M5, M40 and M42 ensure convenient access to Birmingham, Bristol, Cheltenham, Gloucester and the wider motorway network, combining the benefits of rural village life with outstanding accessibility.

THE PROPERTY

A detached property, currently providing three homes in a stunning elevated position with far-reaching views to the Malverns to the west and to Bredon Hill and the Cotswolds to the south, and surrounded by its own land. Bittern Bank is ideal for extended family living or a home with income-producing potential, with three linked dwellings.



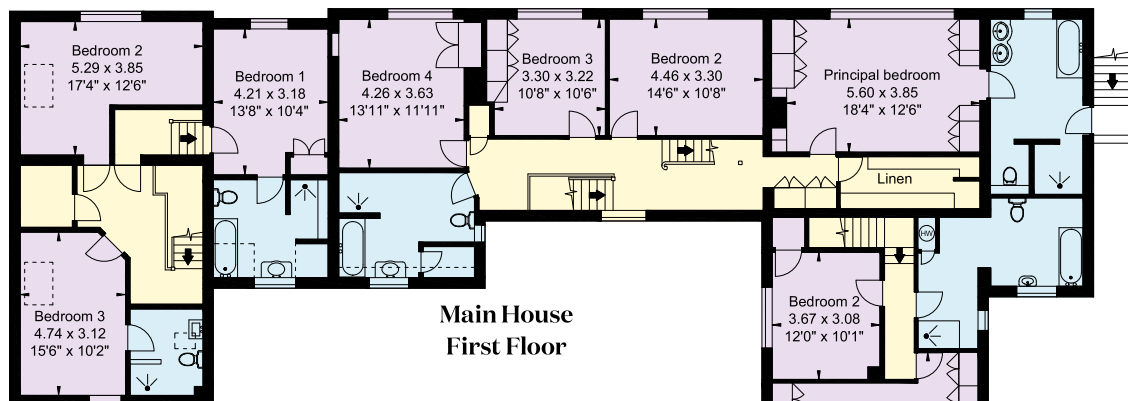


The property has a wealth of amenities, with a mature setting with a lovely garden, a wildlife pond, a sheltered heated swimming pool with a paved surround and brick and stone tiled gazebo, tennis court, woodland, paddocks garage barn and an outbuilding formerly with internal stable partitions.

Approached through a wide entrance porch, which also gives access to Cottage two, the main house is centred around the large kitchen, with timber fronted fitted kitchen units and an island with granite tops, AGA, integrated appliances and tiled floor. The kitchen opens onto the south-facing flagstone patio and view, with a boot room and utility room off. There are three south-facing reception rooms, including a large drawing room with a large fireplace with a wood burner and doors to the swimming pool terrace. To the first floor are four south-facing bedrooms, a family bathroom with bath and separate shower and an en suite bathroom to the principal bedroom, with twin basins, bath and shower. To the second floor is a hobby room and a playroom.



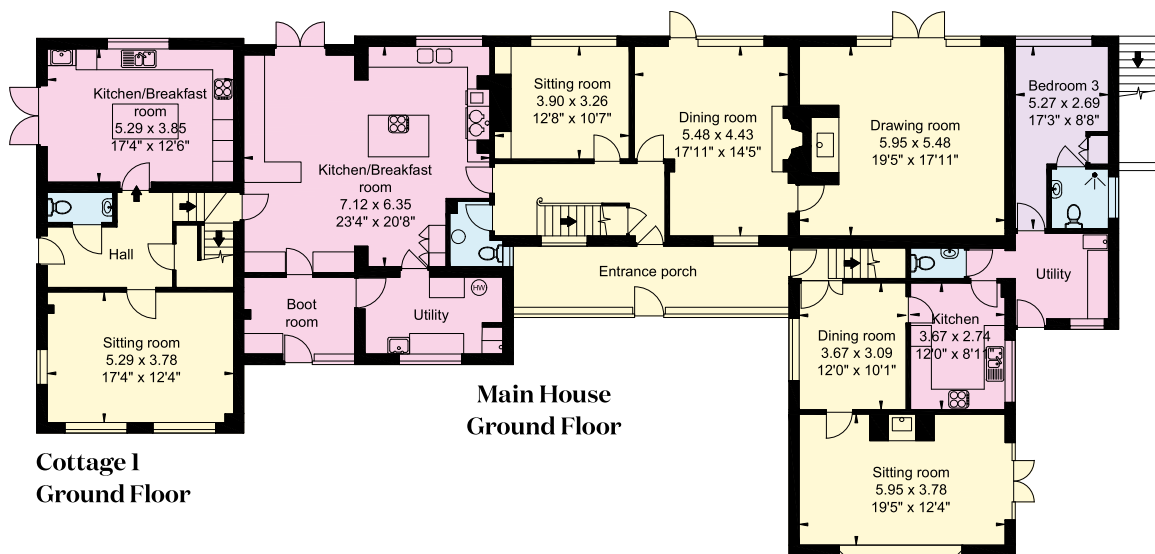




Cottage 1 First Floor

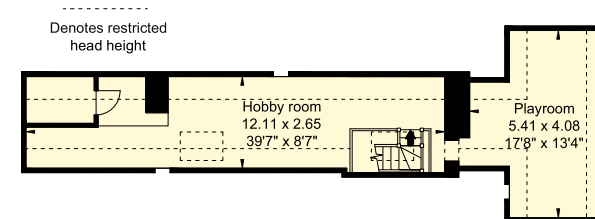


Cottage 2 First Floor

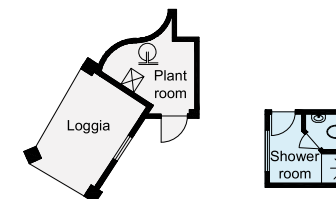


Cottage 1 Ground Floor

Cottage 2 Ground Floor

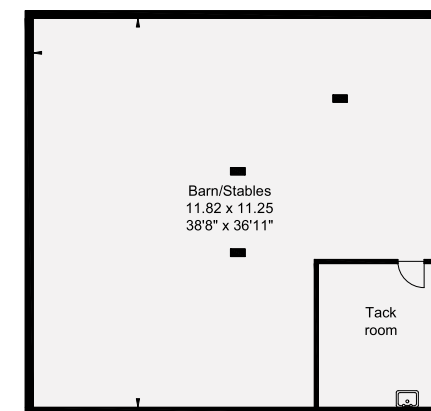
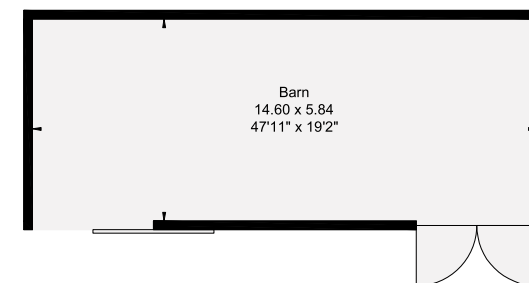


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Outbuildings

Not shown in actual location / orientation



Approximate Gross Internal Area
 House & Cottages: 628 sq m (6,761 sq ft)
 Outbuildings: 236 sq m (2,542 sq ft)
 Total: 864 sq m (9,303 sq ft) inc. restricted head height

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



COTTAGES

Cottage one has an internal door to the main house and is an attractive three-bedroom cottage with an en suite bathroom and shower room, entrance hall, cloakroom, contemporary fitted kitchen with an island unit breakfast bar and French doors to a private patio and dual aspect sitting room.

Cottage two has a sitting room with bay window and stone-faced fireplace with wood burner and west-facing French doors, dining room, cloakroom, fitted kitchen and utility room. There is a useful ground-floor bedroom three with a wet room shower room off, with two first floor bedrooms and bathroom.





OUTSIDE

The drive runs alongside a fruit orchard and is partly owned with the property and is shared with the other properties at Machine Farm, with shared maintenance. There is ample tarmac parking in front of the properties and a garage barn beside the houses.

The garden is principally lawned with shrubs and the grounds include fine trees, including mature oaks, spruce, Lombardy poplar. Vegetable garden and greenhouse. The hard tennis court is shielded by a high evergreen hedge.

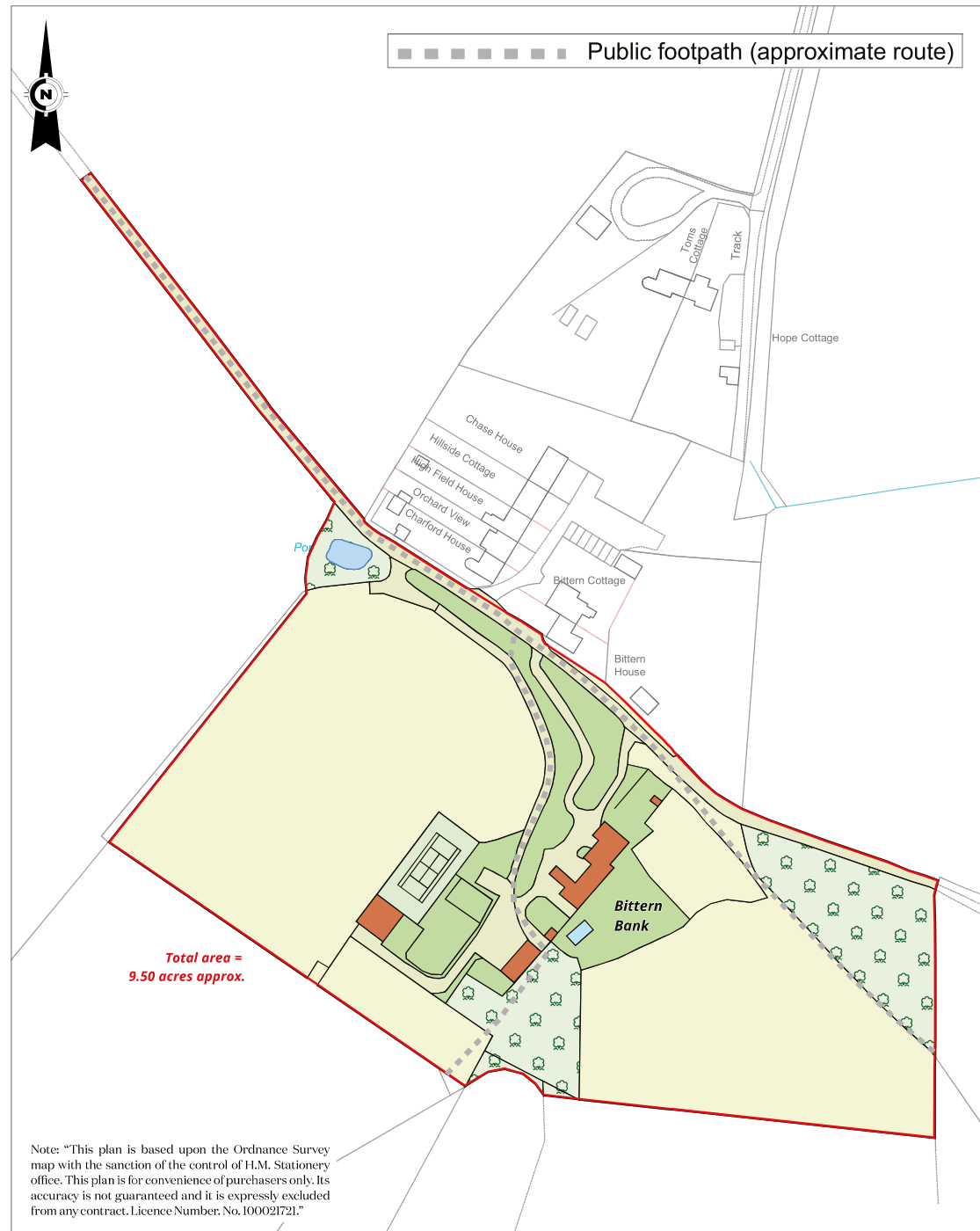
The land is divided into useful paddocks with a barn which was formerly adapted with stabling and fodder store, with an internal tack room. The land to the south-east side of the houses, beyond the garden forms a sloping paddock and woodland.

A footpath down the drive to Machine Farm divides and the footpaths cross Bittern Bank as shown on the boundary plan.









PROPERTY INFORMATION

Tenure: Freehold

Services: Mains electricity and water, also a borehole water supply. Private drainage system. Oil fired central heating. Broadband with full fibre to the premises.

Local Authority: Wychavon District Council: 01386 565000

Council Tax

Main House with Cottage 1: Band: G

Cottage 2: Band C

Directions (WR10 2NE): From Fladbury Hill take the drive to Machine Farm and fork right along the private drive to Bittern Bank.

What3words: ///palm.star.daredevil

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Date: 29 July 2026
Our reference: STR012662167

Bittern Bank, Machine Farm, Hill Furze, Pershore, WR10 2NE

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£1,300,000**.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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For additional information or to make arrangements to view the property, please get in touch.

We'd love to help you.

Yours faithfully

A stylized, handwritten signature in black ink that reads "Knight Frank".

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