Allan Morris
estate agents

Peopleton, Pershore, Worcestershire.

Rose Cottage, Peopleton, Pershore, Worcestershire. WR10 2EE

Features:

* Grade II Listed family home
* Full structural & internal renovation complete
* 4 Double bedrooms
* Generous driveway & stunning gardens
* Planning Permission for garage & extra room
* Highly sought after village location

A stunning and meticulously renovated Grade II Listed four bedroom detached family home, enjoying generous gardens, situated in the highly sought after village of Peopleton.

Accommodation briefly comprises: Entrance Hall, Cloakroom, Utility Room, Kitchen, Dining Room, open-plan Living Room, Snug/Study and downstairs double Bedroom. On the first floor: Master Bedroom with En-Suite Shower Room, two further double Bedrooms and Family Bathroom. The property further benefits from a Cellar.

Outside: Generous driveway providing parking for several vehicles, offered along with stunning well tended gardens, largely laid to lawn with mature trees and shrubs, as well as seating area.

AGENT'S NOTES:

(1) There is Planning Permission granted for the erection of a detached Garage, with further Carport, Bin Store and Garden Store, with useful flexible room over and EV charger. **W/23/01789/HP**

(2) The property is being sold by a member of the Allan Morris team.

LOCATION:

The property is located in the sought after village of Peopleton, ideally placed for access to both Worcester, Pershore, motorway links and the Worcestershire Parkway Railway Station. The village benefits from a Village Store and Post Office, Public House, Independent Day School and Village Hall with playing fields/children's playground.

Directions:

From our Office in Sidbury, Worcester proceed on the London Road, towards A44 Whittington Road, at the roundabout take the first exit onto Swinesherd Way A4440. At the next roundabout take the 3rd exit onto A44 and continue to follow A44 for several miles. Before you reach Pinvin take a left hand turn signposted for Peopleton. Continue along for approximately half a mile, on reaching the village of Peopleton, continue along, where 'Rose Cottage' can be found on the left hand side.

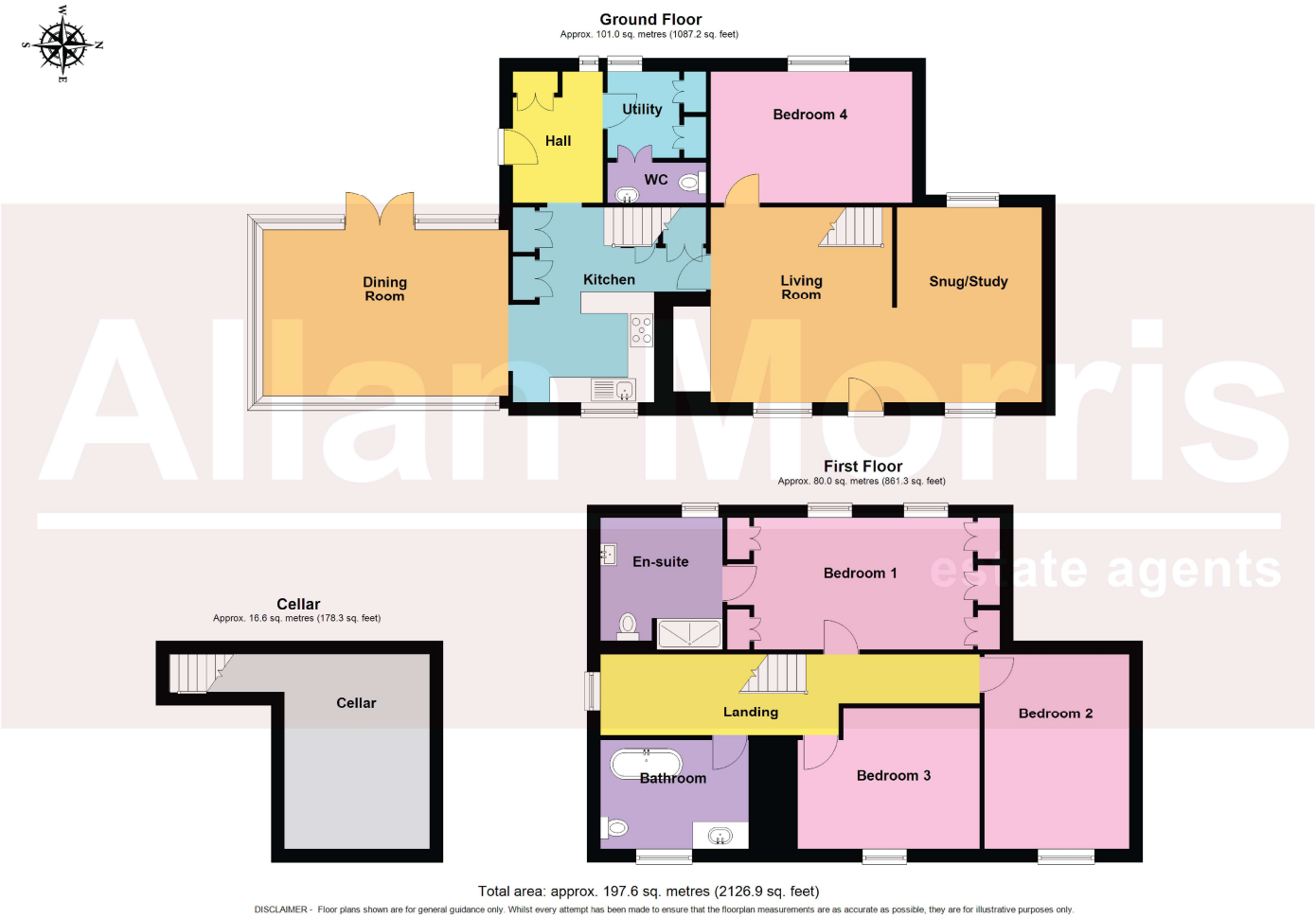
WAM 7989

Useful Information:

Tenure: Freehold

Council Tax Band: G

PRICE: £ 875,000



Total area: approx. 197.6 sq. metres (2126.9 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you, please contact our Office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. Measurements: Our quoted room sizes are approximate and intended for general guidance, you are advised to verify all the dimensions carefully. Fixtures & Fittings: All items not specifically mentioned within these details are to be excluded from the sale. Services: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

Floorplan & Measurements:

Living Room: - 4.39m x 4.09m (14'5" x 13'5" maximum)

Snug/Study: - 4.39m x 3.28m (14'5" x 10'9")

Kitchen: - 4.39m x 4.34m (14'5" x 14'3")

Utility Room: - 2.24m x 1.96m (7'4" x 6'5")

Dining Room: - 5.54m x 3.73m (18'2" x 12'3")

Bedroom 4: - 4.55m x 2.97m (14'11" x 9'9")

Cellar: - 7.47m x 4.39m (24'6" x 14'5")

Bedroom 1: - 6.15m x 2.97m (20'2" x 9'9")

En-Suite: - 2.97m x 2.77m (9'9" x 9'1")

Bedroom 2: - 4.39m x 3.28m (14'5" x 10'9")

Bedroom 3: - 4.11m x 3.17m (13'6" x 10'5" maximum)

Bathroom: - 3.35m x 2.46m (11'0" x 8'1")

Address:
32 Sidbury, Worcester, WR1 2HZ