



Rosedale Broadway Lane, Pershore, Fladbury WR10 2QF

Offers over £750,000





Rosedale Broadway Lane

Fladbury

Pershore, WR10 2QF

- A stunning Victorian-style residence offering five double bedrooms, ideally situated in the sought-after village of Fladbury.
- An impressive 26'2 x 14'11 living room featuring a central wood-burning stove, a striking bay window, and French doors opening onto the rear garden.
- Bursting with character, charm and original features
- A beautifully presented home boasting a wealth of original character features, complemented by an impeccable finish throughout.
- A fully fitted kitchen opening through to a spacious dining room, enhanced by a lantern rooflight and French doors leading to the rear garden.
- Rosedale is located on a spacious plot with ample parking to the front, and a very generous rear garden with side access for large vehicles or a motorhome

Rosedale is a beautifully presented Victorian residence located in the highly desirable village of Fladbury, offering five spacious double bedrooms and an exceptional blend of period charm and contemporary living. Rich in original character features and finished to an impeccable standard throughout, this impressive home delivers both elegance and practicality in equal measure.

A striking entrance hallway immediately creates a sense of grandeur, leading through to a superb 26'2 x 14'11 living room featuring a central wood-burning stove, an impressive bay window, and French doors opening onto the rear garden. The stylish fitted kitchen flows effortlessly into a bright and spacious dining area, enhanced by a lantern rooflight and additional French doors, making it an ideal setting for entertaining and family life alike. A further reception room with its own wood-burning stove offers flexible additional living space.

Designed with modern family living in mind, the property also benefits from a utility room and cloakrooms on both the ground and first floors.

Upstairs, the home boasts five generously sized double bedrooms, all beautifully appointed and complemented by a luxurious selection of bath and shower facilities, including an en-suite to the principal bedroom, a contemporary shower room, and a separate family bathroom.

Adding further appeal is the well-maintained dry cellar measuring 15'3 x 12'4, providing excellent storage space or potential for a variety of uses.

Outside, Rosedale sits on a substantial plot with ample driveway parking to the front and an extensive rear garden. Convenient side access also provides space suitable for larger vehicles or a motorhome.

Occupying a prime position within the heart of the picturesque village of Fladbury, Rosedale presents a rare opportunity to acquire a characterful period home finished to an exceptional standard throughout.

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Additional Information

Tenure: We understand that the property for sale is Freehold

Local Authority: Wychavon District Council

Council Tax Band: We understand that the Council Tax Band for the property is Band G
EPC Rating D

DISCLAIMER

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller.

Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position.

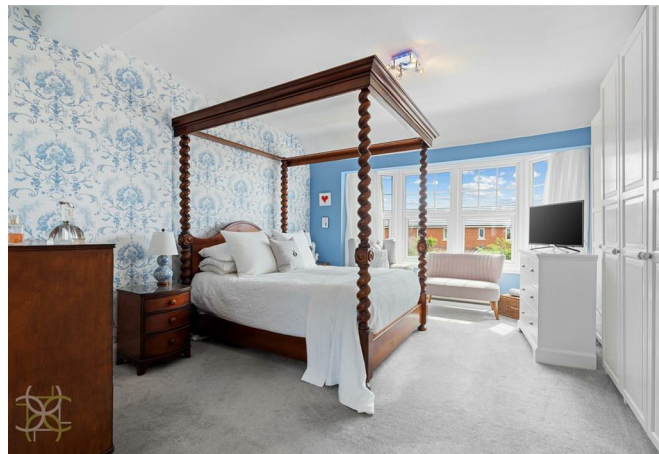
Please inform us if you become aware of any information being inaccurate.

Anti Money Laundering & Financial Regulations

In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

A non-refundable AML verification fee of £30 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

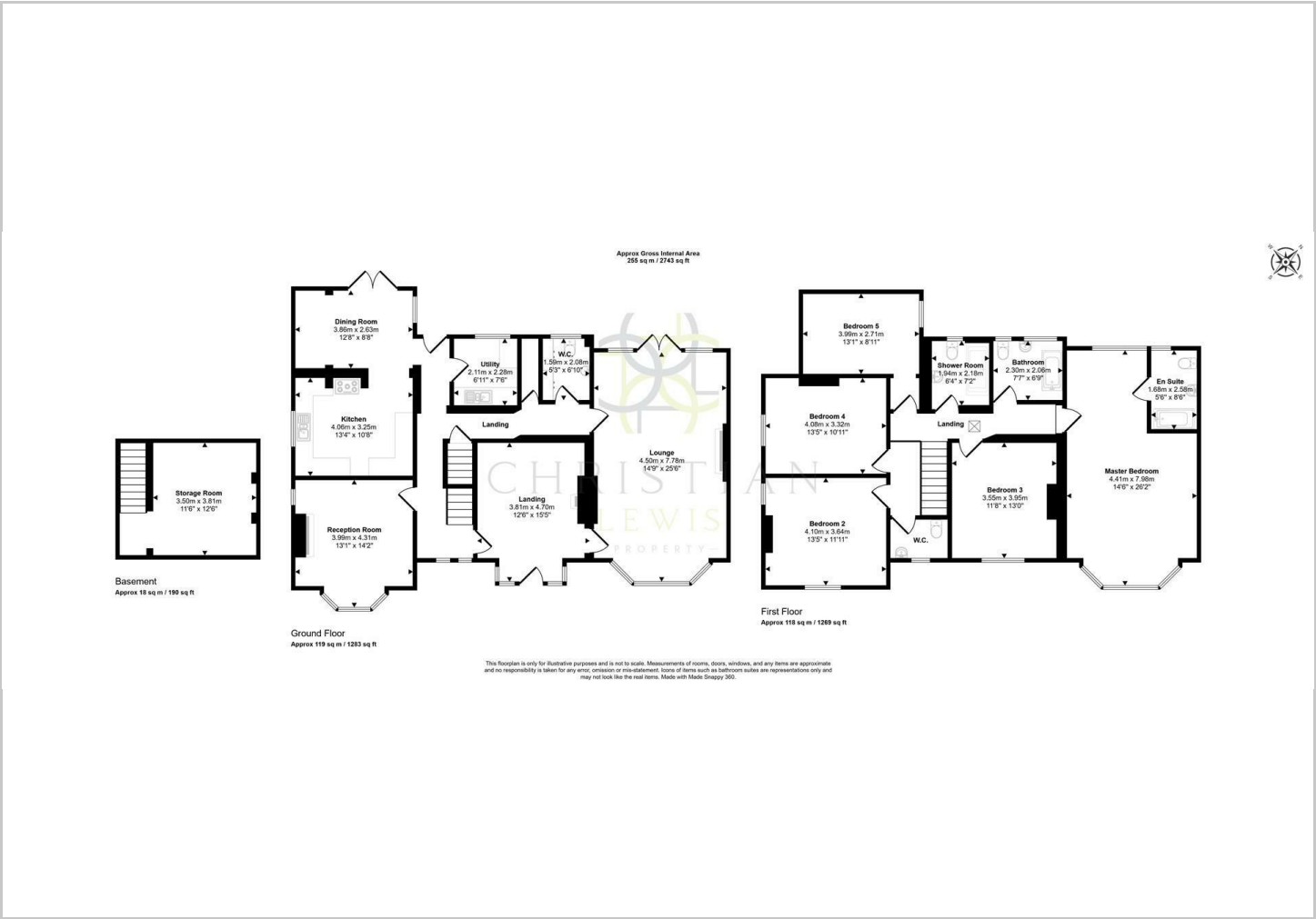
Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.







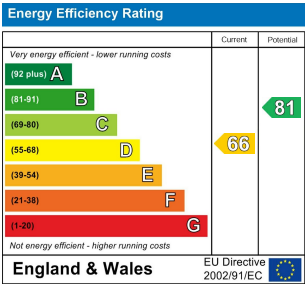
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Evesham Office on 01386 442929 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.