



Alley Garden
Brickyard Lane | Drakes Broughton | Pershore | WR10 2AH

ALLEY GARDEN



A spacious five bed detached property set close to town with an annex, stunning views and mature garden. With a large farmhouse kitchen, two lounges, utility room, four double bedrooms, one single, two en suites, modern family bathroom, private garden and a double oak framed car port. This property has ample living space, very versatile floorplan and is well presented.



STEP INSIDE

Ground Floor

The front door leads into the hall with understairs storage and flows through to all rooms on the ground floor. The farmhouse Kitchen / Diner is the heart of the house with three windows providing charming views of the garden and offers plenty of living and entertaining space. There is ample storage, a gas Aga, Belfast sink, access to the garden, family dining and living space. The kitchen leads into a large utility room with plumbing, integrated dishwasher and fridge freezer, Belfast sink, two large windows that face the rear garden, wooden worksurface and plenty of additional storage. The lounge is generous in size with a contemporary wood burner set into an inglenook fireplace and two large windows to the front.

The second lounge has a set of patio doors leading out to the rear garden with a vaulted ceiling, two further Velux windows and a door leading back into the main hall. The fifth double bedroom, that is currently used as an office, has a vaulted ceiling and the en suite is fitted with a W.C., basin set into a vanity unity and a wet room. This part of the house has in the past been used as an annex.





















First Floor

There are four bedrooms on the first floor, three doubles and one single. The master bedroom has countryside views with three large windows, built in storage and a modern en suite with a shower, contemporary W.C. and basin set into the vanity unit. The second double bedroom also has built in storage. The family bathroom is very well presented with a stand-alone roll top bath with a W.C and basin.







STEP OUTSIDE

A set of electric gates lead over a gravel drive to the house where there is ample parking. Alley Garden sits in the centre of the plot, to the front there is a good mix of lawns, flower beds, patio areas and a well. An Oak framed double car port that has recently been added has electricity and lighting. The rear garden is laid mainly to lawn with a patio that spans across the rear of the house with raised beds, mature trees, shrubs and a chicken coup area. The views from the rear garden are stunning.







LOCATION

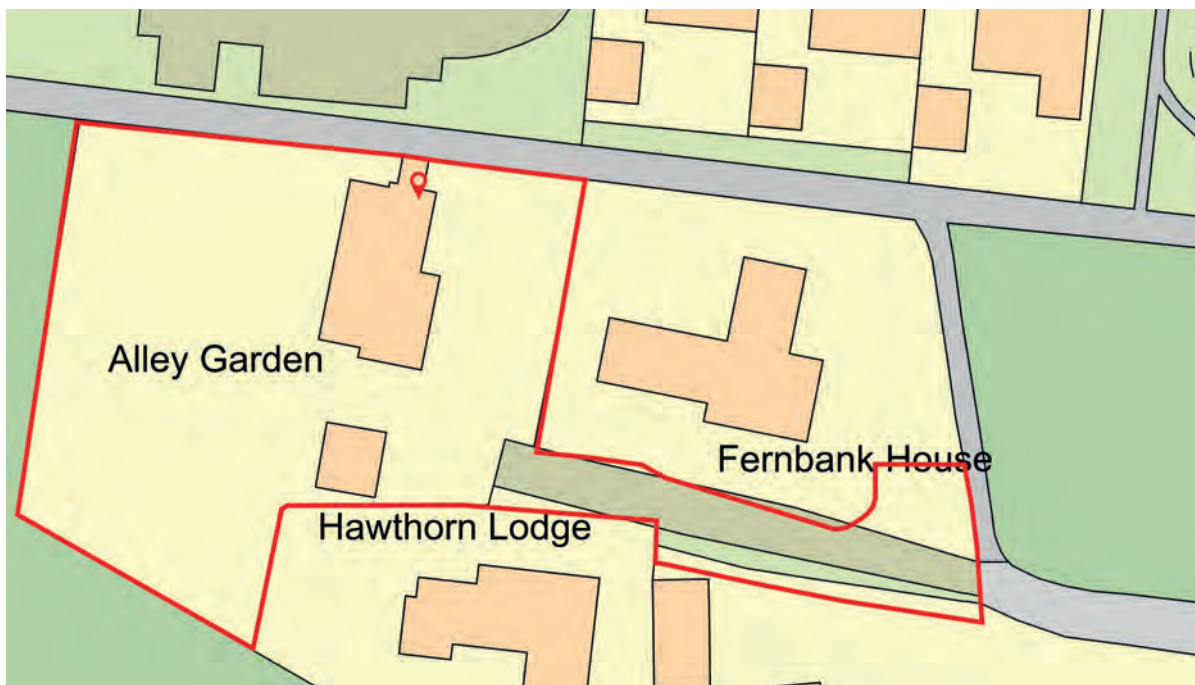
Drakes Broughton is a sought-after Worcestershire village of the edge of Pershore with a wide range of amenities including a shop, Post Office, two pubs and a primary school.

Close by is the beautiful Georgian town of Pershore which is renowned as one of England's premier small Georgian towns. Nestling in the valley of the River Avon it centres on the famous Abbey and the High Street boasts a range of fine brick built Georgian buildings. The town provides a good selection of facilities including specialist shops, an undercover market, public houses and restaurants. Recreational facilities include cricket, football and rugby clubs, indoor tennis centre and leisure centre with a swimming pool. There is a wide range of educational facilities.

Nearby Evesham is a historic riverside market town with excellent boating and marina facilities as well as several leisure activities available in the area including, rowing, tennis, etc. The beautiful riverside town boasts a wealth of pubs, restaurants and shops. Worcester, Cheltenham and the Cotswolds are all less than 20 minutes away.

There are main line trains to London and Birmingham from Evesham, Honeybourne, Pershore and Worcester Parkway. Birmingham Airport is less than 40 minutes away and the M5, M40, M42 and M6 are all less than 25 minutes away.





INFORMATION

Services

The property is connected to mains gas, electricity and water with private sewage for three properties. Alley Garden owns the Klargestar, electric gates, outside lights and the drive from the gates to the main house. The maintenance costs of these are shared between Alley Garden and the two adjacent properties.

The property is freehold.

Local Authority

Wychavon District Council.

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01789 332600.

Website

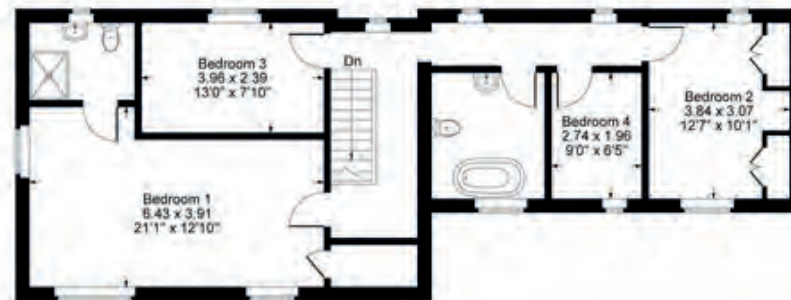
For more information visit www.fineandcountry.com/uk/stratford-upon-avon

Opening Hours:

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	Appointments by arrangement

Directions

The postcode for the property is WR10 2AH.



First Floor

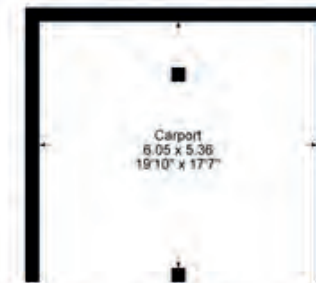


Ground Floor

Annexe Potential



Approximate Gross Internal Area
 Ground Floor = 90.15 sq m / 970 sq ft
 First Floor = 78.91 sq m / 849 sq ft
 Annexe = 54.63 sq m / 588 sq ft
 Total Area = 223.69 sq m / 2407 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



Carport





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