

Andrew Grant  
PRESTIGE & COUNTRY



Pennyfield  
Wick, WR10 3PA



# Pennyfield

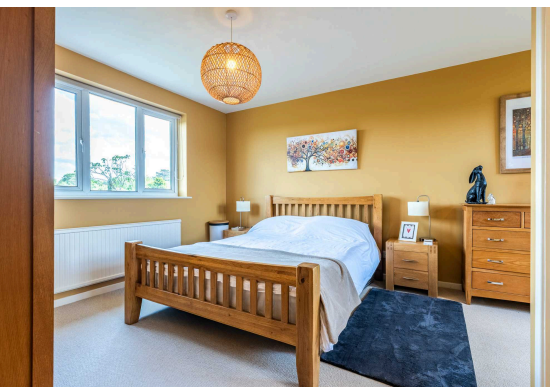
Cooks Hill, Wick, WR10 3PA

**4 Bedrooms 2 Bathrooms 3 Reception Rooms 3.25 Acres\***

“An extended family home with generous gardens and paddock by separate negotiation. Stylish interiors and versatile living spaces complete the peaceful setting...”

Scott Richardson Brown CEO

- A beautifully modernised four-bedroom family home with versatile living spaces
- Expansive living room with a dramatic vaulted space and elegant fireplace
- Separate sitting area with wood-burning stove and sliding doors to the garden
- Well-equipped kitchen with breakfast bar and garden views
- Mature landscaped gardens with gazebo, pond and pergola
- Ample driveway parking and a deep double garage with utility
- Rural yet convenient location in picturesque Wick, close to Pershore and transport links



**2321 sq ft (215.6 sq m)**

\*2.6 acres are available by separate negotiation



## The kitchen

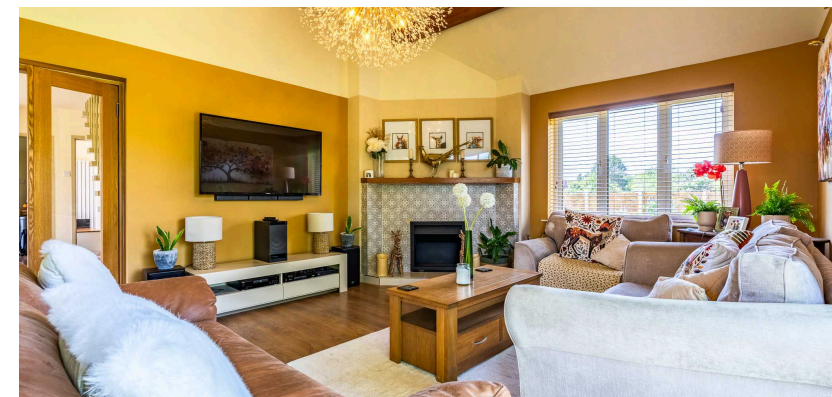
The kitchen provides a bright and practical heart of the home with space for informal dining. It is fitted with a comprehensive range of contemporary cabinets, wood worktops and a breakfast bar, while a double sink sits beneath a wide window overlooking the garden. Built-in appliances include a double oven and hob, and a doorway leads into the adjacent sitting area.





## The living room

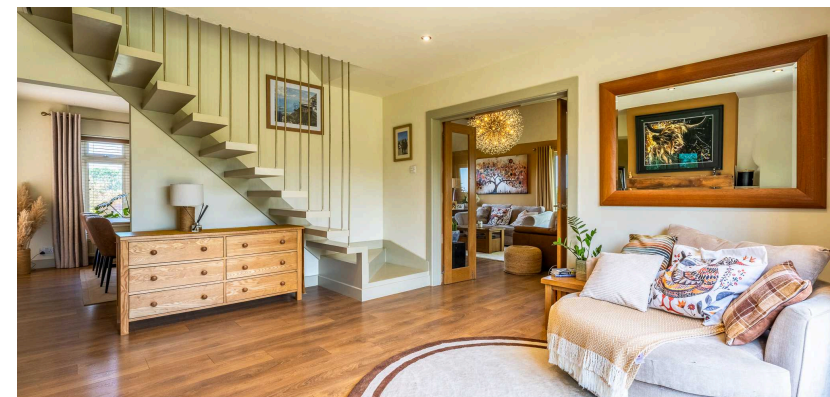
The living room is an impressive reception space for relaxing and entertaining family and friends. A dramatic sense of volume is created by a lofty vaulted space with an exposed beam, complemented by a stylish tiled fireplace with oak mantel and a large picture window and sliding glass doors framing garden views. The generous layout allows for ample seating and media units, and a glazed bifold door connects back to the central sitting area.





## The sitting room

At the heart of the ground floor a versatile sitting room links the main living spaces. A feature wood-burning stove with chunky timber mantel and integrated log store creates a cosy focal point. Open-tread stairs rise to the first floor, discreet lighting provides a warm glow and wide sliding doors open to the pergola and lawn.





## The dining room

The separate dining room offers an inviting setting for formal or family meals. It features an attractive stone fireplace with hearth and a broad front window that fills the room with garden views. The room can accommodate a generous table and chairs and is conveniently located off the sitting room.



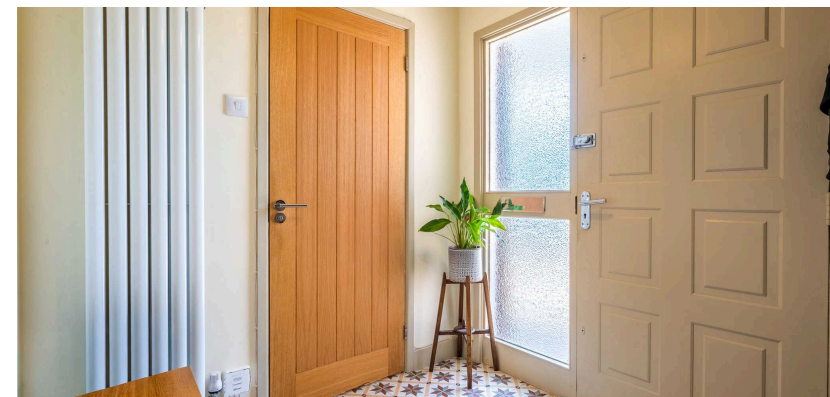
## The utility and garage space

An integral double garage adjoins the home, providing secure parking and valuable storage. The garage is unusually deep, offering workshop and gym space and housing an installed Pod Point 7kW electric vehicle charger. Behind the garage a dedicated utility room is fitted with extensive cabinets, worktop and sink, and there is space for laundry appliances and a freezer.



## The entrance hall and cloakroom

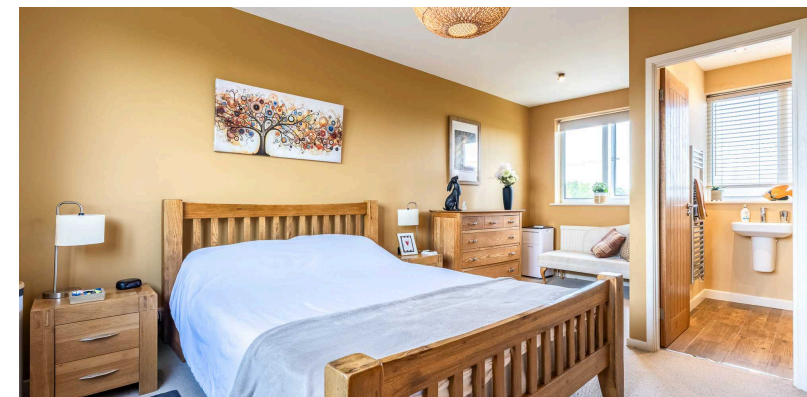
A glazed front door opens into a welcoming hall with decorative patterned floor tiles. The adjacent cloakroom is fitted with a stylish vanity topped with a vessel basin, panelled wainscot and a modern WC. From the hall doors lead to the reception rooms and stairs rise to the first-floor landing.





## The principal bedroom

The principal bedroom is a spacious double room enjoying dual views over both the front and the rear garden. A door opens to the en suite shower room, ensuring privacy and convenience.





## The principal en suite

The en suite shower room serves the principal bedroom. It offers a glass-enclosed shower with both rainfall and handheld fittings, alongside a sleek pedestal basin and WC. A heated towel rail completes the space.



## The second bedroom

The second bedroom is a generous double room with far-reaching countryside views. There is plenty of space for freestanding furniture alongside a built in wardrobe and enjoys easy access to the neighbouring shower room via the landing.



## The third bedroom

The third bedroom is another well-proportioned double with a peaceful rear aspect and a built-in wardrobe. Its generous floor area offers versatility as a guest room or further family bedroom. A broad window draws the eye across the landscaped gardens.





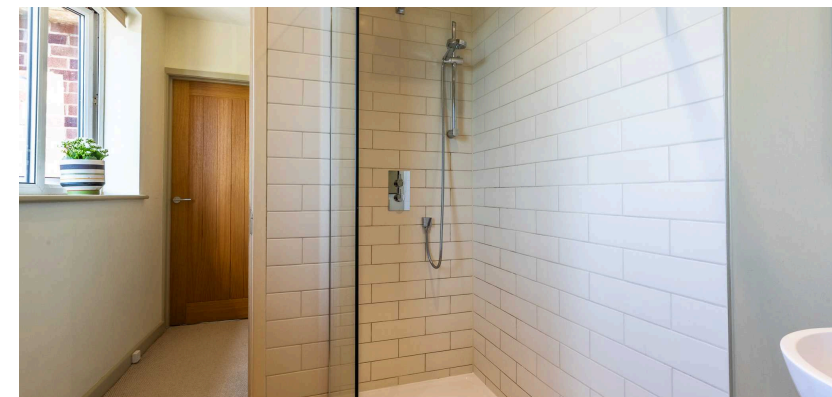
## The fourth bedroom

Currently arranged as a study, the fourth bedroom serves equally well as a single bedroom. It includes a built-in storage cupboard and enjoys open views through a large window. Neutral décor makes this a calm and adaptable space.



## The shower room

The family shower room is finished in a contemporary style. A generous walk-in enclosure with rainfall shower sits alongside a vessel basin on a timber vanity and a modern WC. White subway tiling and natural-toned flooring add a fresh, calming feel to the space.





## The garden

The formal garden extends to about 0.65 of an acre and wraps around the home, screened by deep evergreen hedging. Sweeping lawns are interspersed with mature specimen trees and flowering borders, creating an idyllic setting for family life. A pergola runs along the rear elevation, supporting climbers and providing a sheltered walkway from the home.



At the heart of the garden stands a handsome timber gazebo set on a decked platform, ideal for alfresco dining and entertaining. Nearby a wildlife pond with lilies and flag iris is edged by stone paving, while herbaceous beds host a riot of colour. A circular flower bed and seating beneath a mature tree provide perfect spots to sit and admire the view.







## The driveway and parking

Approached through a timber-slatted gate, a sweeping drive leads to the front of the home. The drive provides parking for multiple vehicles and culminates at the double garage and a covered entrance porch. Mature hedging, neat borders and lawned areas flank the driveway, offering privacy and an attractive approach.





## The land by separate negotiation

Beyond the garden the property includes a substantial paddock available by separate negotiation. The field extends to approximately 2.6 acres and is enclosed by mature hedgerows and fencing. This level expanse offers scope for keeping livestock, creating an orchard or pursuing equestrian interests, subject to any necessary consents.



## Location

Wick is a small rural hamlet lying between Pershore and Evesham in the south Worcestershire countryside. Surrounded by open fields and orchards, the setting offers a wonderful sense of peace whilst remaining convenient for amenities. The nearby market town of Pershore provides everyday shopping, independent shops, cafés, sports facilities and a railway station on the Cotswold Line. Road communications are good via the A44, M5 and B4084, putting Worcester, Cheltenham and Birmingham within easy reach. There are both state and independent schools locally, along with plentiful walking, cycling and equestrian opportunities in the surrounding countryside.

## Services

The property benefits from mains electricity and water. Drainage is supplied via a private septic tank and there is oil-fired central heating.

**Broadband Speed:** Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 220 Mbps (source: Ofcom checker).

**Mobile Coverage:** Likely available from Vodafone, EE, Three and O2 (source: Ofcom checker).

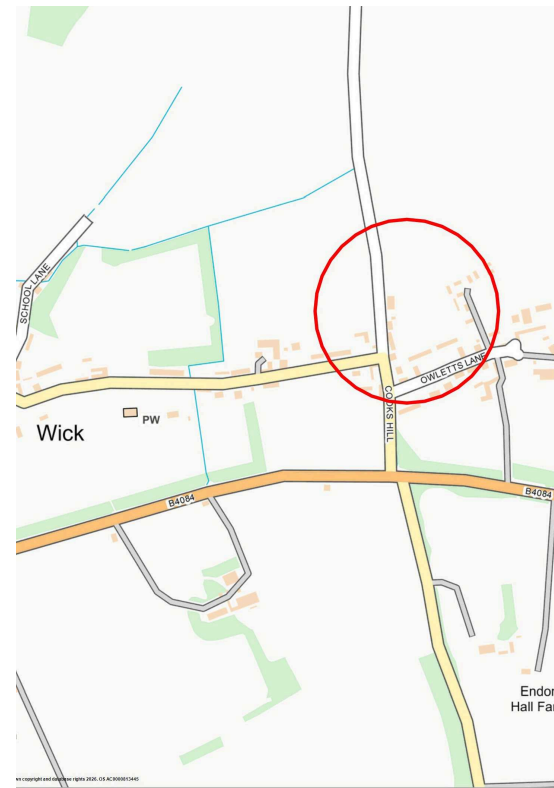
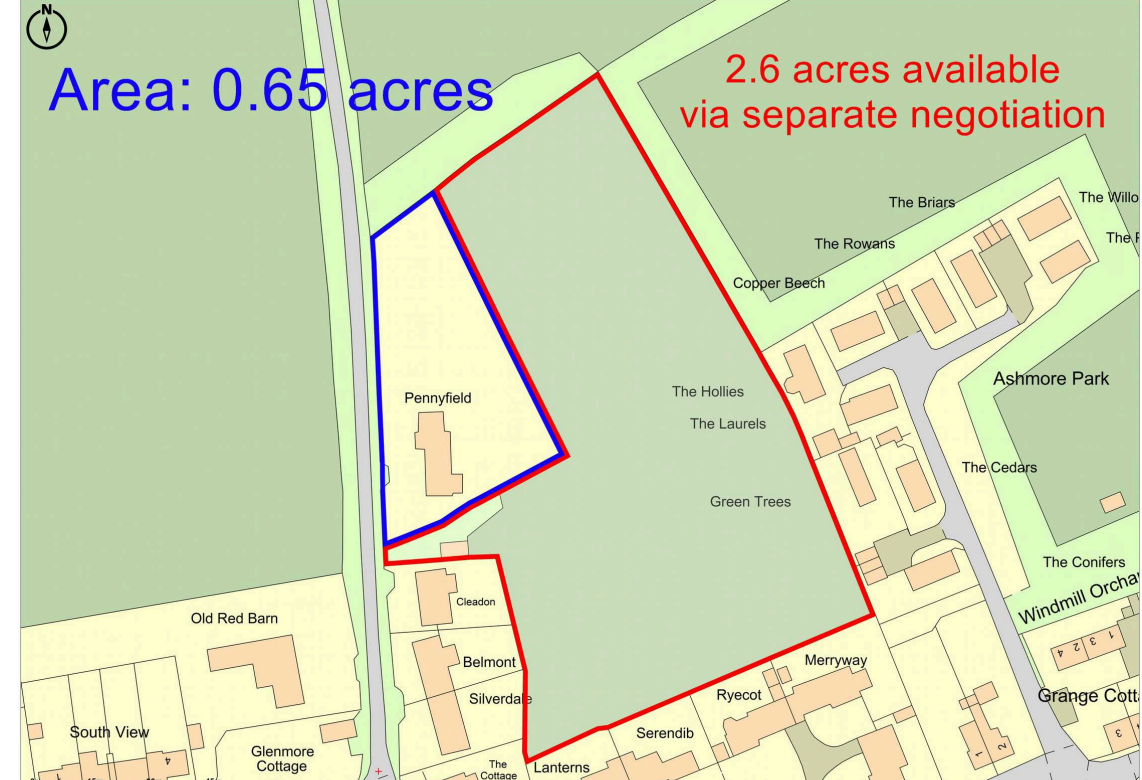
**Flood Risk (Long-term forecast):** According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

## Council Tax

The Council Tax for this property is Band F

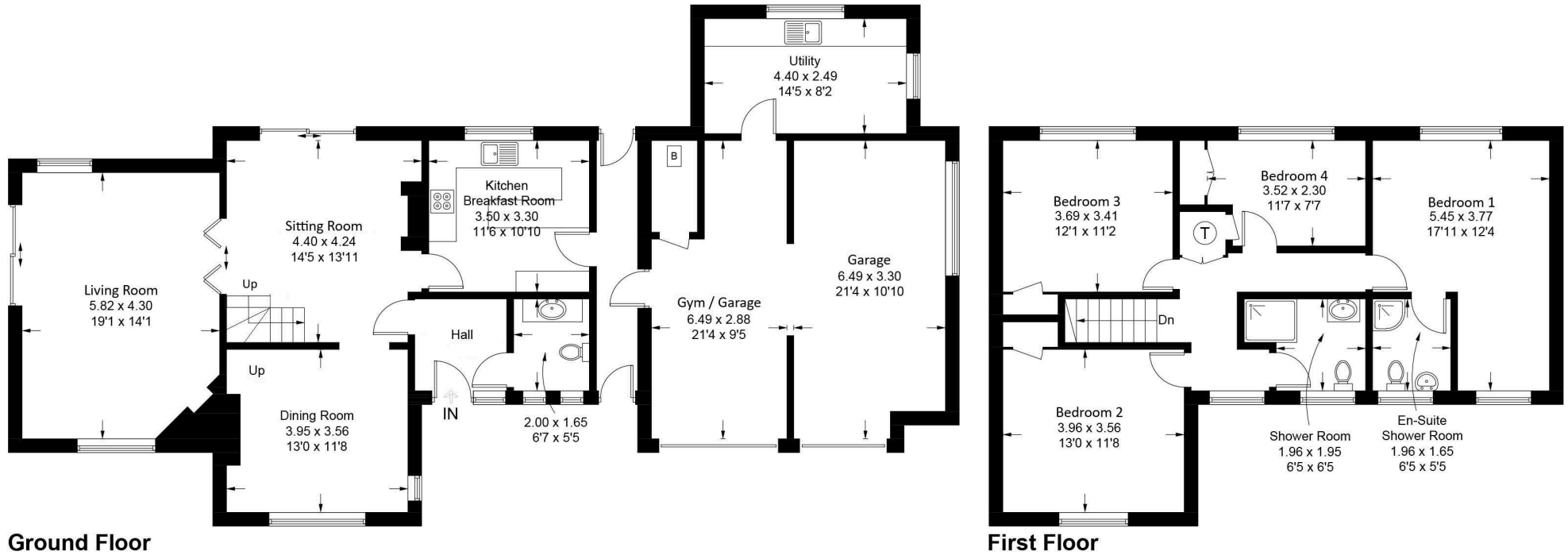
## Agent Note

An overage condition may apply to the land and lower garden in the case of any future planning permission(s) for additional residential dwelling(s).



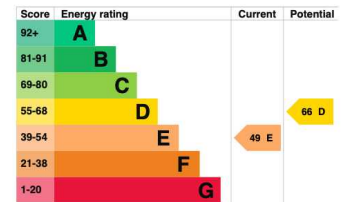
# Pennyfield, Cooks Hill, Wick

Approximate Gross Internal Area = 215.6 sq m / 2321 sq ft  
(Including Garages)



Ground Floor

First Floor



This plan is for guidance only and must not be relied upon as a statement of fact.



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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