Walnut Cottage Station Road, Fladbury

Pershore

Guide Price **£550,000**

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BESPOKE ESTATE AGENCY

Walnut Cottage Station Road

Fladbury, Pershore

- A charming and deceptively spacious property, thoughtfully arranged across three floors with versatile living spaces and attractive character features throughout.
- – Situated within the picturesque Worcestershire village of Fladbury, enjoying a welcoming community, attractive countryside surroundings and convenient access to Pershore, Evesham and the River Avon.
- An inviting reception room featuring an impressive exposed brick fireplace, substantial timber mantel, stone hearth and wood-burning stove, complemented by attractive oak flooring and natural light.
- – A versatile second reception room, utilised as a family room and play area, offering generous proportions, attractive flooring and French doors opening directly onto the rear garden terrace.
- A well-proportioned kitchen/dining room, complemented by a separate utility room featuring sage-green shaker-style cabinetry, contrasting worktops and a traditional Belfast sink.
- Three first-floor bedrooms, including a generous principal bedroom with en-suite facilities, alongside a substantial lower-ground-floor room suitable for use as a fourth bedroom.

Council Tax band: F

Tenure: Freehold

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Fladbury, Pershore

- Practical bathroom facilities arranged across all three floors, providing excellent convenience for family living and visiting guests.
- A substantial and adaptable lower floor accomodation, featuring extensive mirrored wardrobe storage, external access and a private en-suite shower room.
- A delightful garden featuring a paved seating terrace, decorative metal railings, lawned areas and established planting, creating an ideal setting for outdoor dining, relaxation and family activities.
- A charming timber garden room, ideal for a home office, studio or garden retreat, contributing to the property's approximately 1,755 sq. ft. total stated floor area including the outbuilding

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Situated in the highly desirable village of Fladbury, Walnut Cottage is a beautifully presented and deceptively spacious four-bedroom family home, offering versatile accommodation arranged across three floors. Combining charming character features with contemporary comforts and thoughtfully designed interiors, the property provides approximately 1,582 sq. ft. of internal accommodation, together with a detached garden room and attractive outdoor entertaining areas.

Upon entering the property, you are welcomed into an inviting entrance hallway, beautifully finished with oak flooring, attractive timber doors and distinctive warm-toned wall panelling. A traditional wooden bench adds character, whilst the staircase rises to the first floor and the hallway provides access to the principal ground-floor accommodation.

The sitting room is a wonderfully inviting space, featuring an impressive exposed brick fireplace with a wood-burning stove, stone hearth and substantial timber mantel. Attractive oak flooring, neutral décor and windows overlooking the surrounding greenery create a warm and relaxing atmosphere, making this an ideal room for both everyday family life and entertaining.

An additional reception room provides a generously proportioned and versatile living space, currently arranged as a family room and children's play area. With attractive flooring, tasteful decoration and ample room for comfortable seating, this room could easily accommodate a variety of uses, including a second sitting room, playroom or informal entertaining area. French doors open directly onto the rear garden terrace, creating an excellent connection between the indoor and outdoor accommodation.

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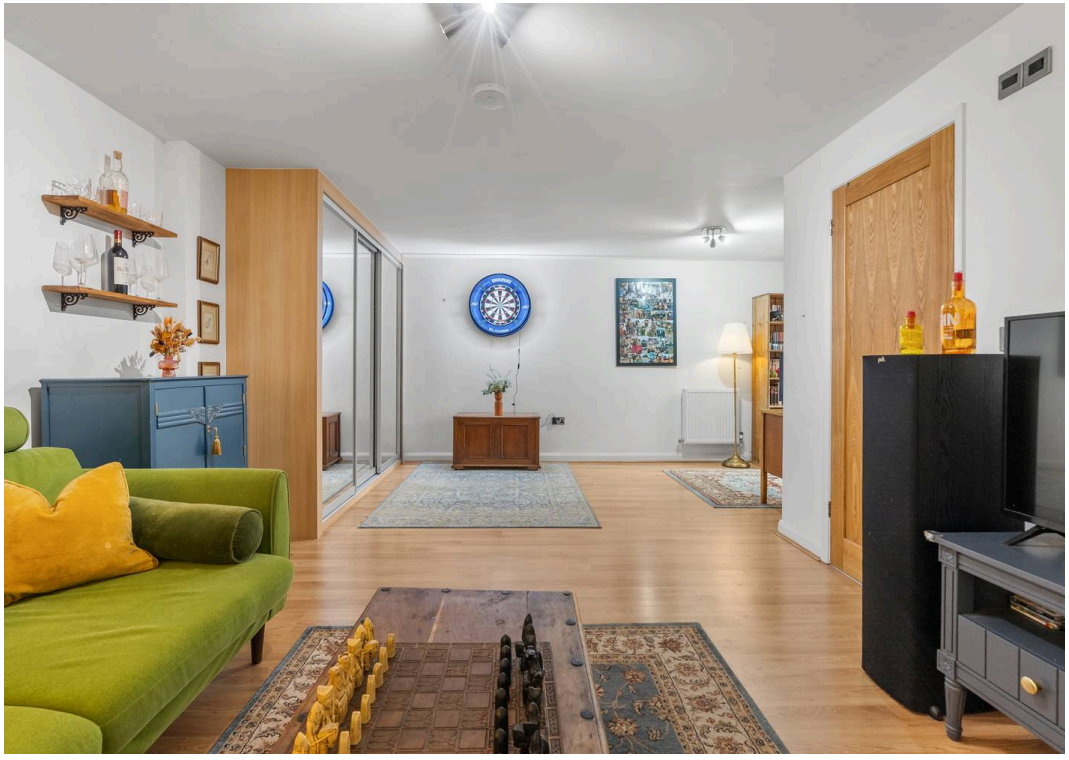
The kitchen/dining room, measuring approximately 17'10" x 10'8", offers a practical and welcoming environment for cooking, dining and socialising. The kitchen provides a range of fitted units, worktop surfaces and cooking facilities, whilst the adjoining dining area offers space for family meals and entertaining. Doors provide access to the outside, allowing the garden to become a natural extension of the living space during warmer months.

A separate utility room provides valuable additional storage and laundry facilities, beautifully finished with sage-green shaker-style cabinetry, contrasting worktops and a traditional Belfast-style sink. There is space for a washing machine, alongside useful cupboards for household essentials. A conveniently positioned ground-floor cloakroom, attractively decorated with botanical wallpaper and warm-toned tiling, completes this level.

The first floor provides three well-proportioned bedrooms and a family bathroom. The principal bedroom is a particularly generous and peaceful space, benefiting from natural light, built-in wardrobe storage and its own en-suite shower room, fitted with a glazed shower enclosure, WC and wash hand basin.

Bedroom two offers comfortable accommodation for a double bed and additional furniture, making it ideal for family members or visiting guests. Bedroom three is currently arranged as a delightful children's bedroom, featuring an imaginative woodland-inspired mural extending across the walls and sloping ceilings. The room also benefits from practical built-in wardrobe storage and could alternatively be utilised as a nursery or study.

The family bathroom is attractively finished with neutral stone-effect tiling and decorative mosaic detailing, comprising a panelled bath, wash hand basin with vanity storage, WC and heated towel rail.



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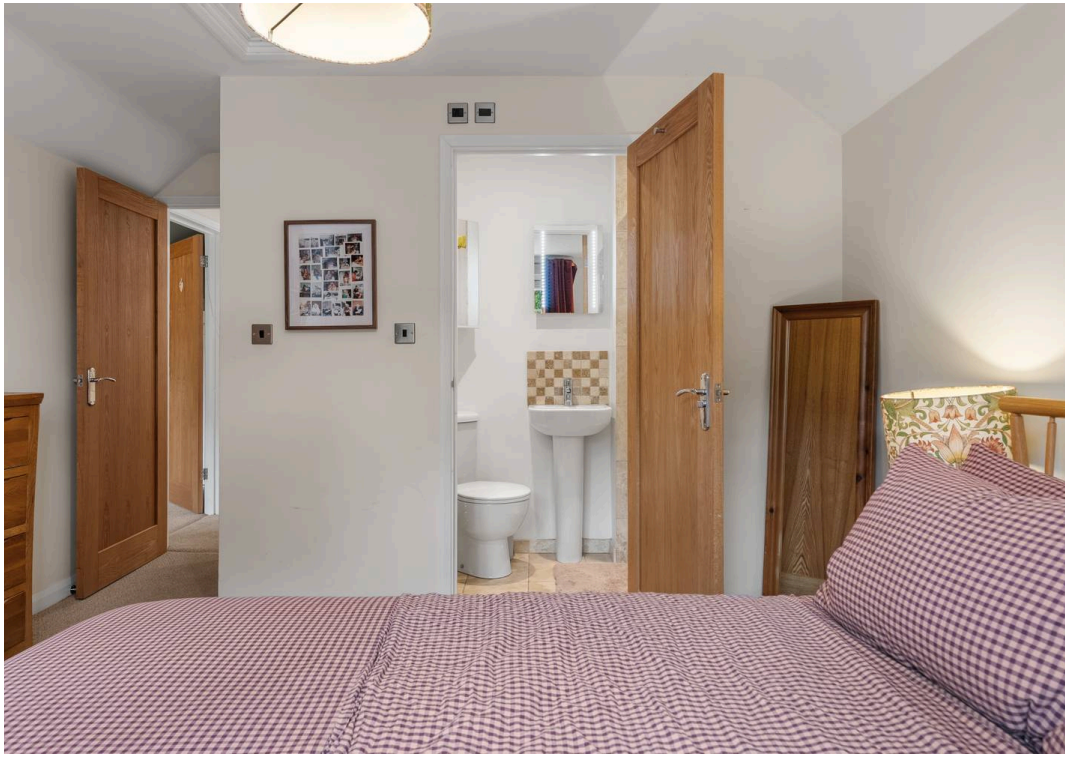

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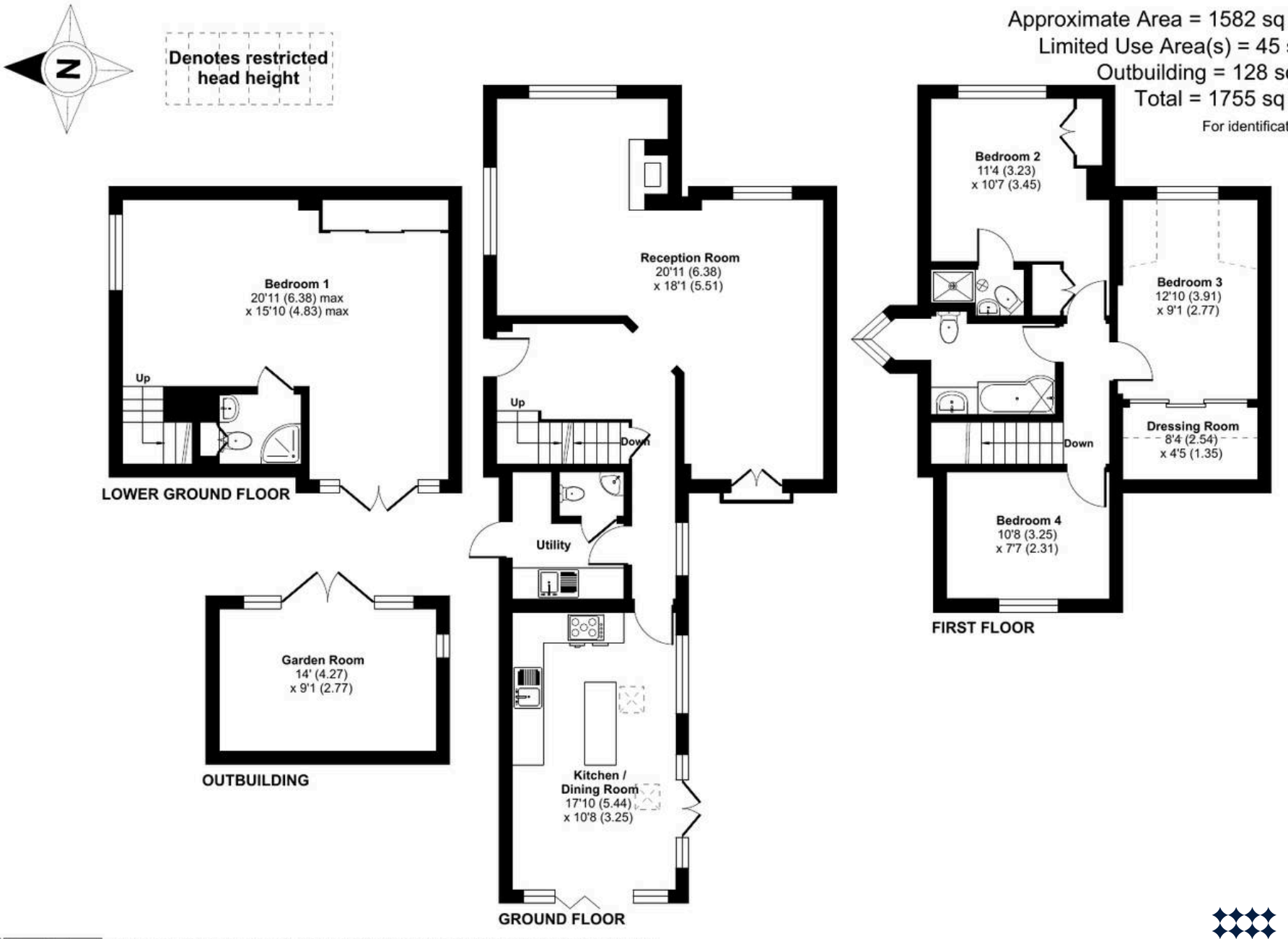
Walnut Cottage, Station Road, Fladbury, Pershore, WR10

Approximate Area = 1582 sq ft / 146.9 sq m
Limited Use Area(s) = 45 sq ft / 4.1 sq m
Outbuilding = 128 sq ft / 11.8 sq m
Total = 1755 sq ft / 162.8 sq m
For identification only - Not to scale



RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024.
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