



Two Farthings Manor Road, Eckington

Pershore

Guide Price **£450,000**



Two Farthings Manor Road

Eckington, Pershore

- NO ONWARD CHAIN - Spacious three-bedroom detached bungalow occupying a generous plot in the heart of the sought-after village of Eckington.
- Impressive 22ft dual-aspect sitting room with vaulted ceilings, wood-burning stove and sliding patio doors opening onto the rear garden.
- Beautifully established, private rear gardens with mature trees, well-stocked borders, generous lawns and a paved entertaining terrace.
- Flexible additional reception room, ideal as a home office, studio, hobby room or snug.
- Well-appointed kitchen with adjoining utility room, offering excellent storage and direct access to the garage and garden.
- Three well-proportioned bedrooms, including two generous doubles and a versatile third bedroom.
- Shower room and separate cloakroom/WC, providing added practicality for family living and guests.
- Substantial gravel driveway with parking for up to three vehicles, together with an attached garage offering storage or workshop potential.
- Excellent opportunity to modernise and personalise, creating a superb long-term home in a desirable village setting.



Occupying a generous plot within the heart of the highly sought-after village of Eckington, this spacious three bedroom detached bungalow enjoys mature gardens, ample driveway parking, an attached garage and excellent potential for modernisation. The property combines comfortable single-storey living with an enviable village setting.

The accommodation is approached via a entrance hall which provides access to the principal living spaces, kitchen and bedroom accommodation. The impressive dual-aspect sitting room extends to approximately 22 feet in length, with vaulted ceilings, creating a bright and spacious reception room centred around a wood burning stove, with large sliding patio doors opening directly onto the rear garden and providing an attractive outlook across the established grounds.

The kitchen is fitted with a range of wall and base units together with ample work surfaces and space for appliances, whilst an adjoining utility room provides additional storage, laundry facilities and internal access to both the garage and rear garden, creating an exceptionally practical everyday layout.

Beyond the kitchen is an additional room, which could be used as a studio, study or an alternative reception room.

The bedroom accommodation comprises three well-proportioned bedrooms. The principal bedroom is a generous double overlooking the front aspect, whilst the second bedroom also provides comfortable double accommodation. The third bedroom offers excellent versatility and would be equally suited as a generous single bedroom, home office, nursery or hobby room.

Completing the accommodation is a modern shower room together with a separate cloakroom/WC, providing additional convenience for both residents and visiting guests.



Externally, the property enjoys one of its most attractive features in the form of beautifully established gardens extending predominantly to the rear. Thoughtfully planted with mature trees, shrubs and well-stocked borders, the garden offers a high degree of privacy together with generous lawned areas and a paved terrace, creating an ideal setting for outdoor dining, entertaining and enjoying the surrounding greenery.

To the front, the property benefits from a substantial gravel driveway providing off-road parking for up to three vehicles, together with an attached garage featuring an up-and-over door, offering excellent parking, storage or workshop potential.

Situated within the highly regarded village of Eckington, at the foot of Bredon Hill and conveniently positioned between Pershore and Tewkesbury, the property enjoys an enviable setting combining rural tranquillity with excellent connectivity. Eckington offers a welcoming village community together with a range of everyday amenities including a village shop, first school, parish church and two traditional public houses. The nearby River Avon provides opportunities for boating, fishing and picturesque countryside walks, whilst the surrounding Worcestershire landscape is renowned for its natural beauty.

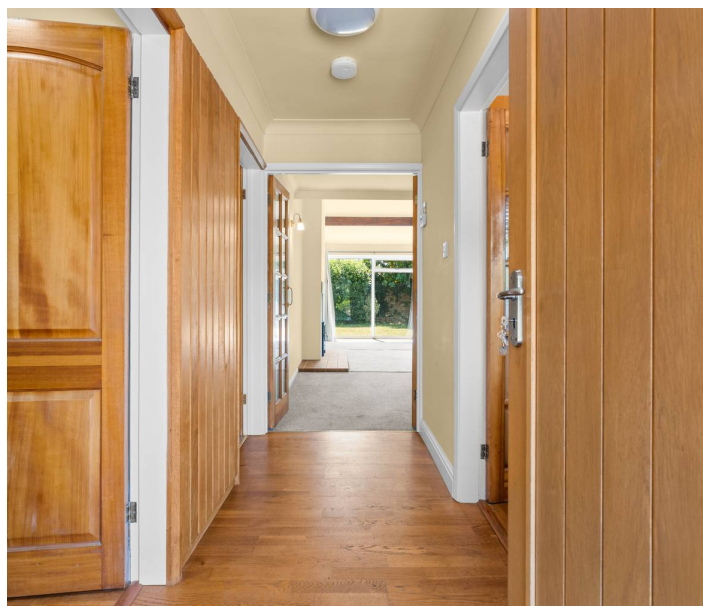
The nearby Georgian market town of Pershore provides an excellent range of independent shops, supermarkets, cafés and restaurants, together with a leisure centre, library, two medical centres and Pershore Community Hospital.

Tenure: FREEHOLD

EPC Rating: D

Local District Council: Wychavon

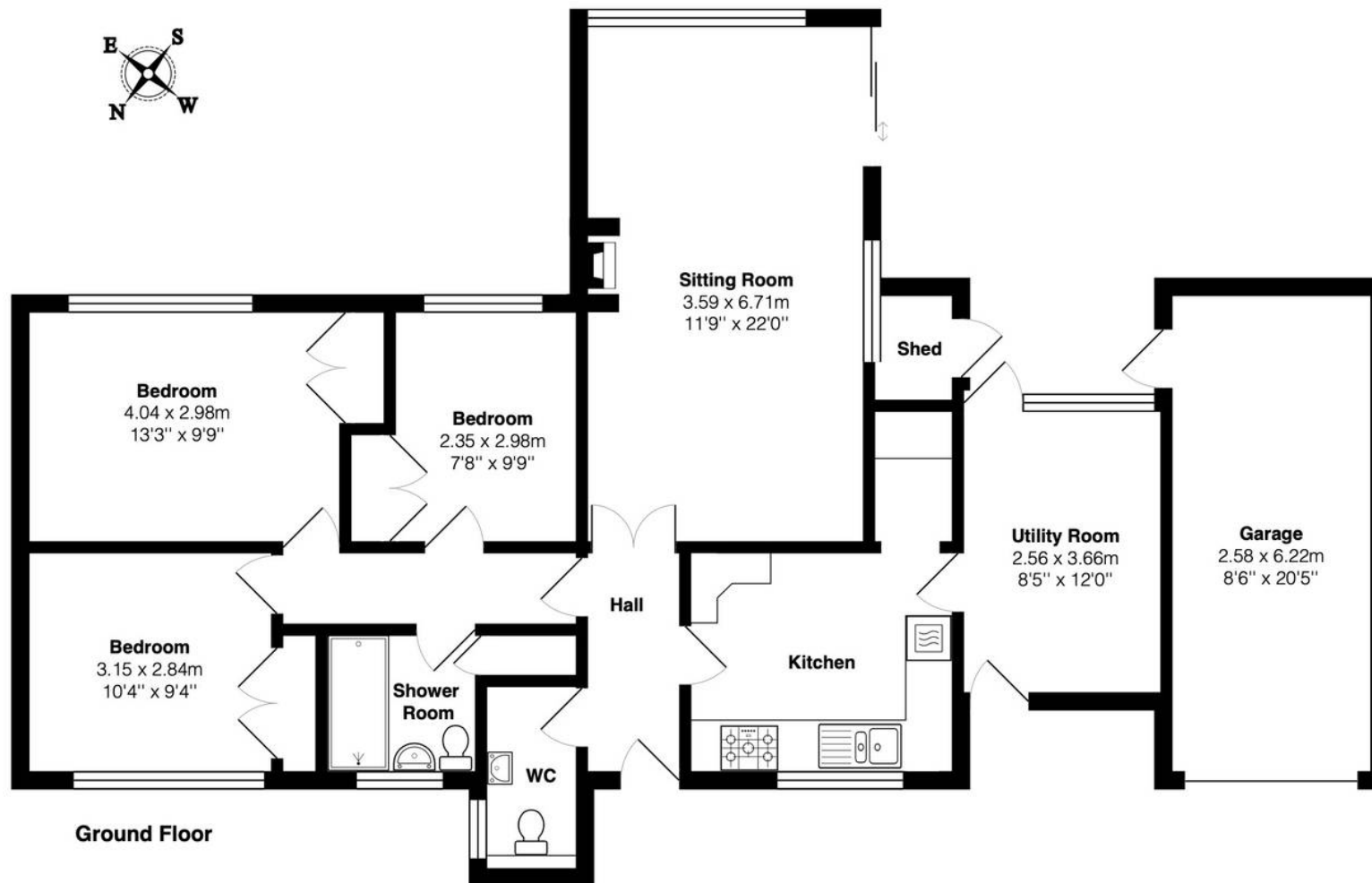
Council Tax band: E











Total Area: 113.5 m² ... 1222 ft²

All measurements are approximate and for display purposes only