



Allan Morris
estate agents

**Norchard Lane, Peopleton,
Worcestershire.**

The Glen, Norchard Lane, Peopleton, Pershore, Worcestershire. WR10 2ED

- * Detached character Cottage
- * Flexible extended accommodation
- * Charming village location
- * Generous private garden
- * Driveway & Garage
- * Extended ground floor accommodation
- * Popular school catchment

A most charming and characterful extended 3/4 bedroom detached Cottage offering flexible accommodation, situated along a wonderful quiet lane within the sought after village of Peopleton.

Accommodation comprising: Porch, Living Room, Kitchen, Dining Room, two downstairs Bedrooms, Study/Hobby Room, useful Storeroom, Family Bathroom and Shower Room. On the first floor: Bedroom 1 with En-Suite Shower Room and further Bedroom.

Outside: To the front is a foregarden, driveway and access into single Garage. To the rear is a glorious fully enclosed garden, largely laid to lawn with a number of mature trees and shrubs and with further hidden secret garden area, with a Summer House which has the benefit of power and lighting.

LOCATION:

The property is located in the sought after village of Peopleton, ideally placed for access to both Worcester, Pershore, motorway links and the Worcestershire Parkway Railway Station. The village benefits from a Village Store and Post Office, Public House, Independent Day School and Village Hall with playing fields/children's playground.





Directions:

From our Office in Sidbury, Worcester proceed on the London Road, towards A44 Whittington Road, at the roundabout take the first exit onto Swinesherd Way A4440. At the next roundabout take the 3rd exit onto A44 and continue to follow A44 for several miles. Before you reach Pinvin take a left hand turn signposted for Peopleton. Continue along for approximately half a mile and on reaching the village of Peopleton, take a right hand turn into Norchard Lane, where the property can be found on the left hand side.

WAM 8067

Useful Information:

Tenure: Freehold

EPC Rating: E

Council Tax Band: E

Price: £ 575,000





Ground Floor

Approx. 103.5 sq. metres (1114.2 sq. feet)



First Floor

Approx. 29.7 sq. metres (319.6 sq. feet)



Total area: approx. 133.2 sq. metres (1433.8 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Floorplan & Measurements

Living Room - 3.97m x 4.38m (13'0" x 14'4")

Kitchen - 1.94m x 5.04m (6'4" x 16'6")

Dining Room - 3.97m x 3.11m (13'0" x 10'2")

Bathroom - 1.94m x 3.35m (6'4" x 10'11")

Study/Hobby Room - 3.36m x 1.92m (11'0" x 6'3")

Bedroom 3 - 5.12m x 2.64m (16'9" x 8'7")

Bedroom 4 - 3.06m x 2.3m (10'0" x 7'6")

Bedroom 1 - 3.01m x 4.37m (9'10" x 14'4")

Bedroom 2 - 2.14m x 3.11m (7'0" x 10'2")

Garage - 4.95m x 2.64m (16'2" x 8'7")

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you, please contact our Office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. Measurements: Our quoted room sizes are approximate and intended for general guidance, you are advised to verify all the dimensions carefully. Fixtures & Fittings: All items not specifically mentioned within these details are to be excluded from the sale. Services: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

Address:
32 Sidbury, Worcester, WR1 2HZ