The Grayes Main Street, Pershore, Cropthorne WR10 3LU

Guide price £1,100,000

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CHRISTIAN LEWIS PROPERTY

The Grayes Main Street

Cropthorne
Pershore, WR10 3LU

- An imposing detached family residence spanning just shy of 4,00sqft
- Secluded and private position
- Located in one of Bredon Hills most desirable villages
- Double garage and large driveway
- Air source heat pumps installed by the current owners
- It must be viewed in person to fully appreciate the sheer size, location and plot it has to offer

A substantial detached family residence occupying an impressive private plot, approached via a sweeping driveway and set behind a walled and gated entrance in one of Bredon Hill's most sought-after villages.

Extending to just under 4,000 sq ft, The Grayes offers an exceptional amount of living space, perfectly suited to modern family life. Having been cherished by the current owner for many years, the property now presents a rare opportunity for its next custodians to create lasting memories in this wonderful home.

Occupying an enviable position within mature, private grounds, The Grayes enjoys a wonderful sense of seclusion while remaining at the heart of this highly regarded village. A personal viewing is essential to fully appreciate the scale of the accommodation, the quality of the setting, and the lifestyle on offer.

The well-proportioned accommodation comprises an entrance porch leading to a welcoming reception hall, a spacious double-aspect lounge filled with natural light, formal dining room, cosy snug, generous kitchen/breakfast room, utility room and cloakroom/WC.

The first floor hosts five substantial bedrooms, all offering excellent proportions. The principal suite benefits from a walk-in dressing room and en-suite bathroom, while a second bedroom also enjoys en-suite facilities. A well-appointed family bathroom serves the remaining bedrooms.

The second floor provides a further double bedroom, offering excellent versatility and lending itself equally well as a home office, games room, playroom, guest suite or hobby space.

Externally, the property is approached via a large driveway providing extensive off-road parking and access to a double garage. The mature front and rear gardens are beautifully stocked with a variety of established plants, trees and shrubs, creating a peaceful and private environment that can be enjoyed throughout the seasons.

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Additional Information

Tenure: We understand that the property for sale is Freehold
Local Authority: Wychavon District Council
Council Tax Band: We understand that the Council Tax Band for the property is Band G
EPC Rating - TBC (Awaiting full report)

DISCLAIMER
Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller.

Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position.

Please inform us if you become aware of any information being inaccurate.Tenure: We understand that the property for sale is Freehold
Local Authority: Wychavon District Council
Council Tax Band: We understand that the Council Tax Band for the property is Band D
EPC Rating D
Agents note - Awaiting probate

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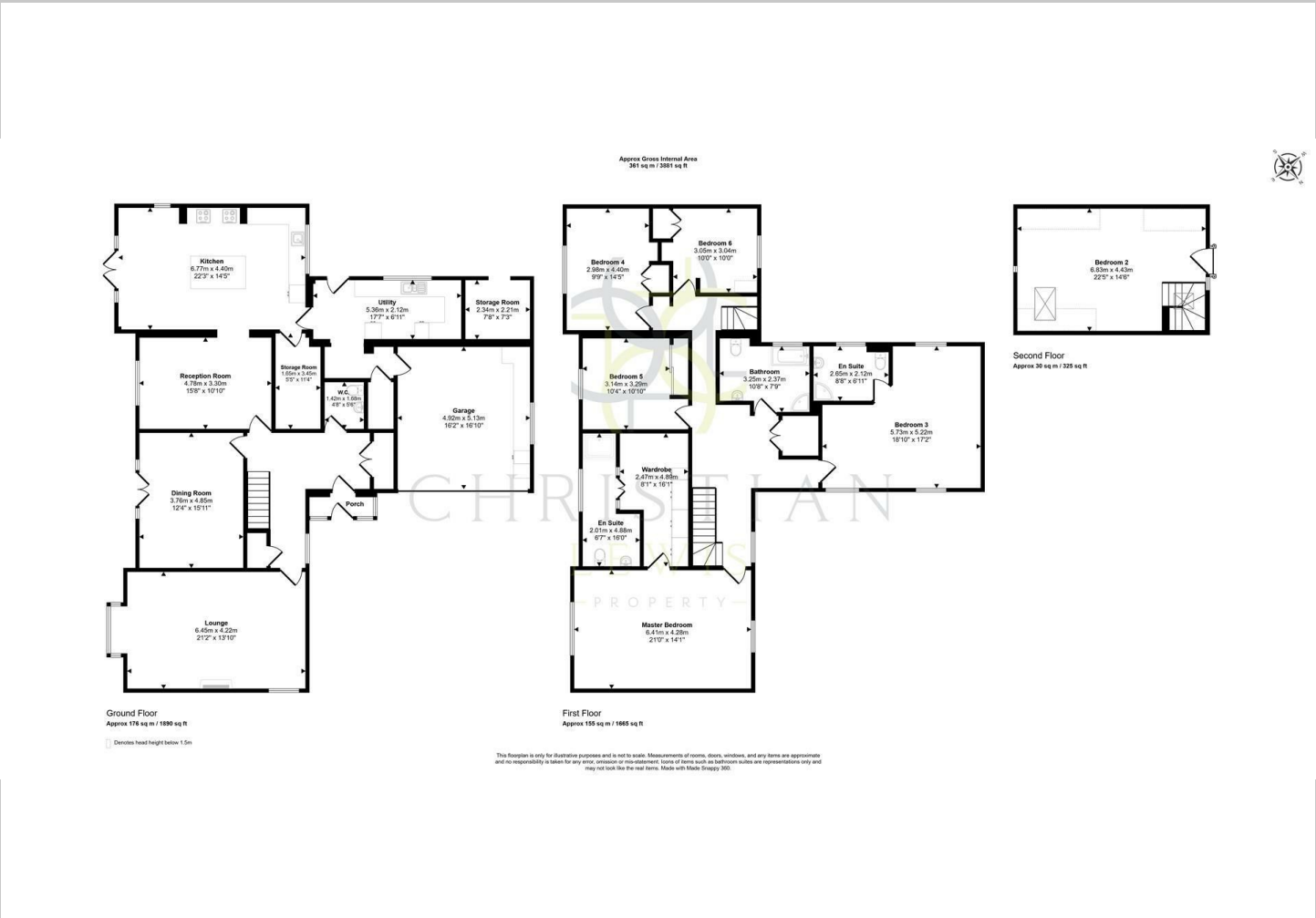
Anti Money Laundering & Financial Regulations

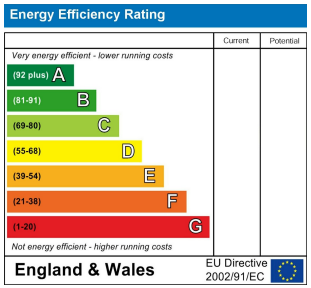
In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

Floor Plans



Location Map

Energy Performance Graph



Viewing

Please contact our Evesham Office on 01386 442929
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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