

Philip Laney & Jolly

Lavender Cottage Top Street, Pershore, WR10 3LE

Offers Over £350,000

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Philip Laney & Jolly Worcester are delighted to present Lavender Cottage, a charming Grade II listed home situated in the heart of the picturesque village of Charlton. Beautifully combining period character with modern convenience, this delightful cottage offers an idyllic countryside lifestyle.

The accommodation includes a welcoming living room, full of charm and character, featuring an impressive inglenook fireplace with a log burning stove and exposed ceiling beams. The spacious kitchen diner is well equipped with modern appliances and ample space for dining, making it ideal for both everyday living and entertaining. Additionally downstairs is the well equipped and modern family bathroom including claw foot bath.

Upstairs, there is a large landing alongside the two generously sized double bedrooms complemented by an additional WC.

Outside, the property enjoys an attractive garden to the front offering a wonderful space to relax, dine outdoors or simply enjoy the peaceful surroundings. Plus there is a large driveway providing ample parking within this sought-after village location.

Lavender Cottage enjoys the perfect balance of rural tranquillity and accessibility, with local amenities, schools and transport links all within easy reach. This is a rare opportunity to acquire a character-filled home in one of the area's most desirable village settings.

EPC: Exempt Council Tax Band: D Tenure: Freehold

Entrance Porch
Entrance door with windows to front aspect. Wall light. Door to:

Hallway
Under stairs storage. Radiator and ceiling light point.

Kitchen Diner
Windows to front, rear and side aspects. Stable entrance door. Kitchen fitted with a range of modern wall and base units with work surface over. Integrated cooker and hob with extractor over. Integrated dishwasher and washing machine. Space for fridge freezer. One and a half bowl stainless steel sink with mixer tap. Tiled splashbacks. Radiator and three ceiling light points.

Living Room
Windows to side aspects. Feature inglenook fireplace with log burner. Wall lights and radiator. Stairs rising to first floor.

Bathroom
Obscure window to front aspect. Claw foot roll top bath with mains fed shower, vanity unit with wash hand basin and low level WC. Tiled splashbacks. Ceiling spotlights and extractor fan. Heated towel rail.

First Floor Landing
Window to front aspect. Storage cupboard. Radiator and wall lights.

Bedroom One
Windows to front and side aspects. Radiator and ceiling light point. Built-in wardrobes.

Bedroom Two
Window to front aspect. Wall light and radiator.

WC
Obscure window to front aspect. Low level WC and vanity unit with wash hand basin. Tiled splashbacks.























Outside
Garden is all to the front of the property - laid to lawn with planted borders. Cobble stone seating area and stoned driveway providing off road parking. Variety of planted trees and shrubs.

Parking
Parking for the property is via the driveway to to front.

Tenure Freehold
We understand that the property is offered for sale Freehold.

Services
Mains electricity, gas, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects.

Floor Plan
This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.

COUNCIL TAX WYCHAVON
We understand the council tax band presently to be : D
Council Tax Band :
https://www.gov.uk/council-tax-bands
Wychavon District Council
https://www.wychavon.gov.uk/benefits-and-council-tax/council-tax
(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

Mobile Coverage
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

https://checker.ofcom.org.uk/en-gb/mobile-coverage

Broadband
We understand currently Full Fibre Broadband is available to order now at this property.

You can check and confirm the type of Broadband availability using the Openreach fibre checker:

https://www.openreach.com/fibre-checker

Financial Services
Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.
If you require any mortgage assistance - please use the link :
https://bit.ly/MortgageAdviceRequestPLJW
Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.

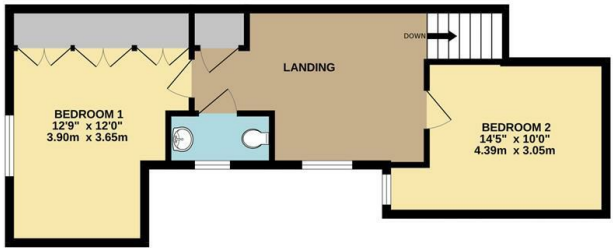
Verifying ID
Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic driver's licence, etc.) and documentary proof of address (utility bill, bank/mortgage statement, council tax bill etc). We will also use a third party electronic verification system in addition to this having obtained your identity documents. This allows them to verify you from basic details using electronic data, however it is not a credit check and will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes.

Viewings
Strictly by appointment with the Agents. Please call 01905 26664. We are open Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturday's.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

Please contact our Worcester Office on 01905 26664 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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