



Greenfields

Pershore, WR10 3DU



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Great Comberton, Pershore, WR10 3DU

5 Bedrooms 3 Bathrooms 3 Reception Rooms

“A detached family home with new kitchen, refurbished bathrooms and delightful gardens, tucked away in a sought-after Worcestershire village...”

Scott Richardson Brown CEO



- A substantial detached five bedroom family home offering well balanced accommodation arranged over two floors.
- Generous ground floor layout including an impressive entrance hall, a large living room with log burner and a modern kitchen and breakfast room extension.
- Five bedrooms served by refitted en suite and family bathrooms and a further en suite bathroom.
- Mature landscaped gardens laid mainly to lawn with established borders, patio seating areas and an ornamental pond creating an attractive outdoor setting.
- Gravelled driveway providing ample parking and access to a double garage.
- Located in the heart of Great Comberton, well positioned for local amenities and access to surrounding countryside walks

2530 sq ft (235 sq m)



The kitchen and breakfast room

Created from a recent extension, the kitchen is the hub of the house with pale blue shaker cabinets topped with silestone work surfaces. Integrated double ovens, a hob with glass splashback and display cabinets add a smart finish. A broad bay window incorporates a window seat with storage beneath and looks over the garden. A door opens to a useful utility room with additional sink, fitted cupboards and space for laundry appliances.





The living room

A generous sitting room offers space for relaxing and entertaining. Its focal point is a broad stone inglenook with a timber mantle housing a wood-burning stove. Sliding patio doors open directly onto the rear terrace, providing a seamless connection to the garden, making it convenient for both everyday use and formal occasions. The room is centrally positioned off the hall, making it convenient for both everyday use and formal occasions.



The dining room

The dining room provides a formal setting for family meals. It features a distinctive herringbone-patterned floor and a dado rail around the walls. Sliding doors open into the adjoining conservatory, making this an ideal space for family meals and entertaining. A doorway links back to the hall, ensuring easy circulation between the principal reception rooms.



The conservatory

Forming part of the ground-floor accommodation, the conservatory has a brick plinth and a pitched glazed roof. Tall windows with decorative leaded lights frame views of the garden and French doors open to the paved terrace. Ceramic flooring makes this a practical space for year-round use and it adds another living area off the dining room.



The entrance hall

The house is entered through a spacious hall with a herringbone-patterned floor and a graceful turning staircase rising to a galleried landing. Double doors conceal useful storage and there is access to a cloakroom with WC and wash basin. Located off the hall lies a quiet study, ideal for working from home, with a window overlooking the side of the property.





The principal bedroom and en suite

Accessed via its own staircase above the double garage, the principal bedroom is a private suite occupying the entire wing. It has a dormer window and two Velux windows, together with a deep recess suitable for wardrobes. The adjoining en-suite bathroom includes a timber-panelled bath with shower mixer, a pedestal wash basin and WC set beneath a broad Velux window.





The second bedroom and en suite

The second bedroom is a good-sized double with a window overlooking the garden and fitted wall shelves. The room benefits from a contemporary en-suite shower room, which has a large walk-in shower with rainfall head and hand shower, a floating vanity with round basin, concealed cistern WC and an illuminated wall niche completes the room, all finished with marble tiling and matte-black fittings.





The third bedroom

This bedroom offers flexible use as a guest room or additional family room. It has a wide window with roman blind to the rear, and ample power points for modern living. Its simple shape makes it easy to furnish and it sits conveniently close to the family bathroom.



The fourth and fifth bedrooms

Both the fourth and fifth bedrooms are of a generous proportion. One overlooks the front and the other the rear garden, and each has plenty of floor space for beds and additional furnishings. Their similar proportions make them ideal for family or guests and they share use of the family bathroom nearby.





The bathroom

Recently refurbished, the family bathroom boasts a freestanding oval bath set against a blue accent wall with recessed shelving. Beside it is a generous walk-in shower with rainfall head and glass screen. A wall-mounted vanity unit with countertop basin and drawer storage, together with a WC and large mirror, complete this stylish suite.



The garden

The rear garden has been thoughtfully landscaped. A broad paved terrace with a circular motif leads onto level lawns bordered by clipped hedges and colourful flowerbeds. A raised brick pool with water feature sits at the centre, while an archway marks the entrance to a productive area with planting beds. Mature shrubs and trees provide year-round structure and the garden enjoys a high degree of privacy.







The driveway and parking

A sweeping gravel driveway provides ample parking in front of a double garage with twin doors. An electric vehicle charging point is mounted by the garage and the driveway is flanked by planting beds, leading to the covered entrance porch of the home. The roof is fitted with sixteen solar panels arranged across the east and west facing elevations.

Location

Great Comberton is a picturesque village situated between the market towns of Pershore and Evesham. The surrounding area offers rolling countryside, riverside walks and access to the nearby Bredon Hill.

Everyday amenities can be found in Pershore, while wider shopping and leisure facilities are available in Worcester and Cheltenham. The village lies within reach of reputable primary and secondary schooling and benefits from convenient road links to the M5 and Worcester Parkway for travelling to the Midlands and beyond by road and rail.

Services

The property benefits from mains gas, electricity, water and drainage.

Broadband Speed: Ultrafast broadband available. Download speeds up to 900 Mbps and upload speeds up to 900 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, Three, Vodafone and O2 (source: Ofcom).

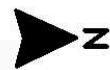
Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

Council Tax

The Council Tax for this property is Band G

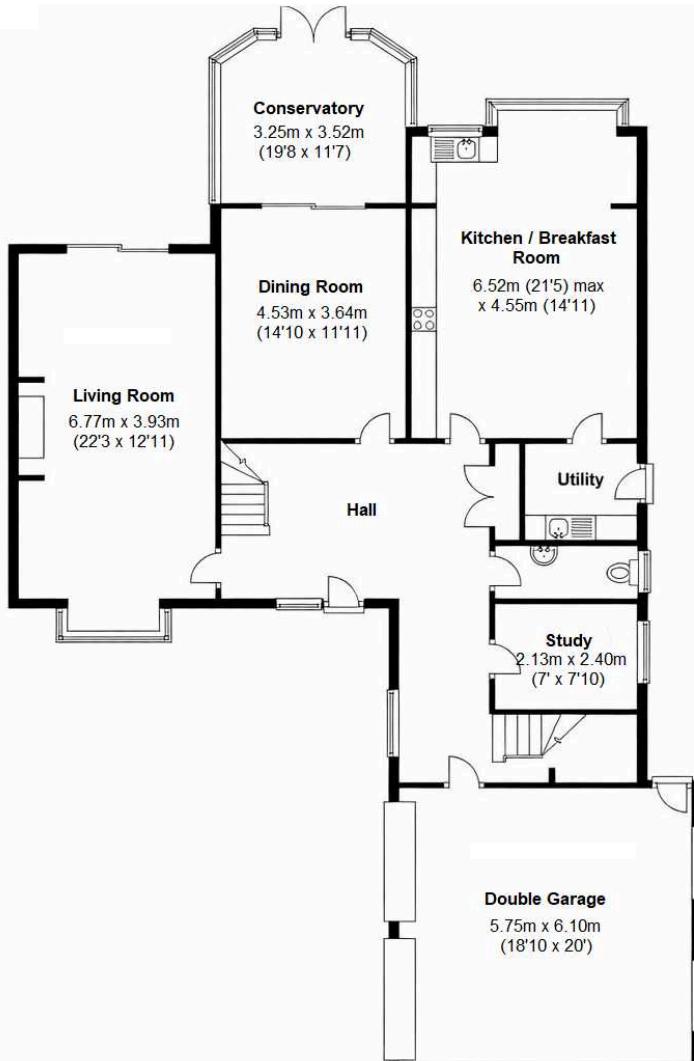


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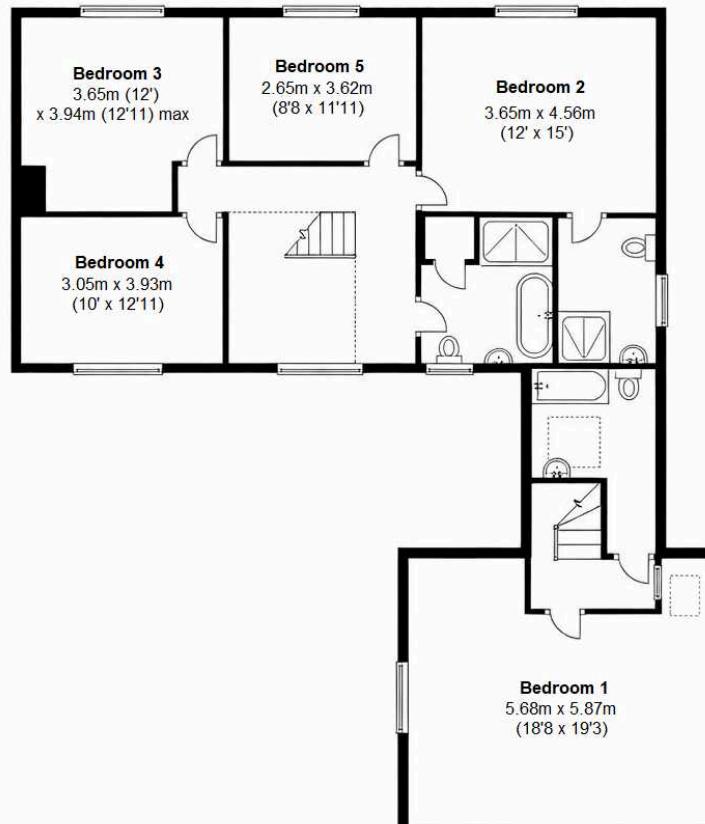


Approx. area = 235 sq m / 2530 sq ft

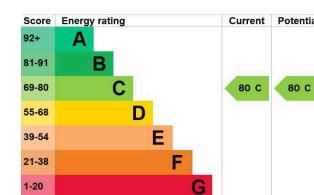
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GROUND FLOOR



FIRST FLOOR





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