



# Kersoe Cottage, Kersoe

Asking Price: £375,000

- A lovely two-bedroom character cottage believed to date back to 1880s
- Detached South-Easterly Garden with summer house, wildlife pond and decked seating area with far reaching views to Bredon Hill
- Cosy lounge with open fire
- Dining room - also with open fire
- Kitchen with utility area
- Rear overlooks a courtyard with mature planting
- Master bedroom with en-suite plus separate bathroom
- Detached garage with parking
- NO ONWARD CHAIN

Nigel Poole  
& Partners

# Kersoe Cottage

Kersoe

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**\*\*A COSY CHARACTER TWO BEDROOM COTTAGE WITH DETACHED GARDEN WITH SEATING AREA ENJOYING FAR REACHING VIEWS TO BREDON HILL\*\*** Located in an idyllic and peaceful rural location, this character cottage is believed to date back to the 1800s and was once a stable block and then workers' cottages for Kersoe House. Entrance porch; cosy lounge with exposed brick fireplace with open fire; dining room (also with open fire); kitchen with utility area; two bedrooms - master with en-suite plus separate bathroom. To the rear of the property overlooks a courtyard which has a variety of mature planting (owned by a neighbour). A pathway with right of access leads around the courtyard to a brick storage shed (originally a w.c.) and leads to the detached South-Easterly garden - which is a good size. The garden is laid to lawn with a variety of mature planting including trees, shrubs and flowering plants. It has a summer house, wildlife pond and to the rear a greenhouse and decked seating area with far reaching views over surrounding countryside to Bredon Hill. The cottage has a detached garage with parking. **NO ONWARD CHAIN.**

## Front

Gated front with path to the front door; Lawn and mature borders to the sides; patio seating areas; door to the porch.

## Porch 5' 9" x 4' 8" (1.75m x 1.42m) Max

Glazed door and window to the front aspect; window to the side aspect. Storage cupboard housing the Worcester boiler; Wooden and double-glazed door to the dining room; part tiled walls; pendant light.

## Dining Room 15' 7" x 10' 11" (4.75m x 3.32m) Max

Window to the front aspect with secondary glazing; Open fireplace with brick mantle and red quarry tiled hearth; alcove with shelving; pendant light; radiator; wood effect flooring. Door lounge; under stairs storage; open to the kitchen. Stairs rising to the first floor.



## Kitchen 12' 11" x 6' 5" (3.93m x 1.95m)

Window to the rear aspect; wooden and glazed stable door to the courtyard. A range of wall and base units with worktop; ceramic sink and drainer with mixer tap and tiled splashback. Integrated 'Beko' electric oven and hob with extractor over; space for a fridge/ freezer. Utility area with space and plumbing for a washing machine and tumble dryer. Wall unit housing the fuse board.

## Lounge 13' 2" x 10' 11" (4.01m x 3.32m)

Window to the front aspect with secondary glazing. Brick fireplace with open fire and wooden mantle. Wall and pendant lights; radiator.



## Landing

Velux to the front aspect; wooden doors to the bedrooms and bathroom; storage cupboard with shelving; access to the boarded loft; pendant light.

## Bedroom One 13' 2" x 11' 0" (4.01m x 3.35m) Max

Window to the front aspect; built in wardrobes with hanging rail and shelving; pendant light fitting. Exposed beams and wooden door to the en-suite.

## En-suite 6' 7" x 6' 6" (2.01m x 1.98m)

Obscure glazed window to the rear aspect with secondary glazing. Pedestal hand wash basin with mixer tap and tiled splashback; low level w.c. Panelled bath with mixer taps and overhead shower, glass screen and tiled walls. Down lights; central heated ladder rail.

## Bedroom Two 12' 0" x 6' 11" (3.65m x 2.11m)

Window to the rear aspect. Pendant light; radiator; exposed beams and wooden door.

23 High Street, Pershore WR10 1AA

## Bathroom 6' 6" x 6' 3" (1.98m x 1.90m)

Obscure glazing to the rear aspect. Pedestal hand wash basin with mixer taps and tiled splash back; low level w.c. Panelled bath with overhead shower and glass screen, tiled walls. Down lights; central heated ladder rail. Exposed beams and wooden door.

## South- Easterly Garden

Laid to lawn with mature planting and trees including a well-established damson tree. Mature pond; green house; summer house with light and power; storage sheds. Raised decking overlooking the extensive countryside towards Dumbleton Village.

## Garage 23' 9" x 10' 4" (7.23m x 3.15m)

Up and over door to the driveway. Light and power with solar panels to the roof and battery backup.



Tenure: Freehold

Council Tax Band: D

## Broadband and Mobile Information

To check broadband speeds and mobile coverage for this property please visit: <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode WR10 3JD

## About Kersoe

Kersoe is a hamlet in Worcestershire is at the foot of Bredon Hill an area of outstanding natural beauty. With easy access to the public footpaths and bridle ways. Approximately 1 mile to the village of Elmely Castle with a village hall; first school and public house, approximately 2 miles to the village of Ashton-under-hill with village hall; public house and Bredon Academy school. Nearby towns include Evesham, Pershore, Broadway, Cheltenham and Tewkesbury all with amenities and transport links.

## Identity Checks

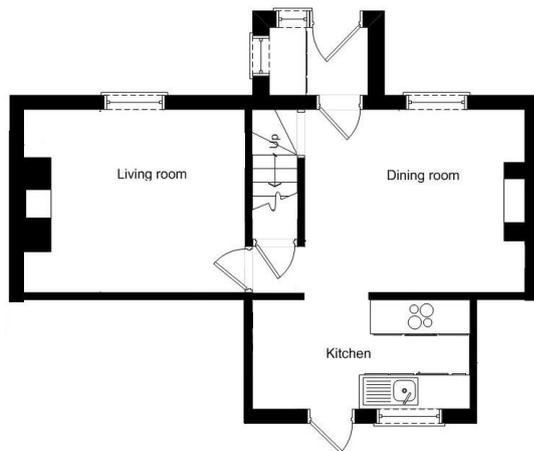
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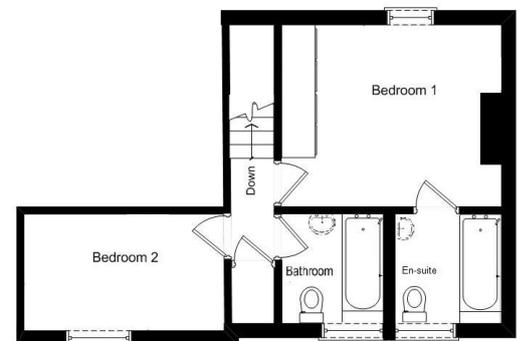
## 2 Kersoe Cottage, Kersoe, Pershore, Worcestershire, WR10 3JD

Please note that all measurements and the floor plan are quoted for general guidance and whilst every attempt has been made to ensure accuracy, they must not be relied upon and do not form part of a contract.

Approximate Gross internal Area  
Ground floor 40 sq.m 431 sq.ft  
First floor 33 sq.m 355 sq.ft  
Total 73 sq.m 786 sq.ft



Ground floor



First floor

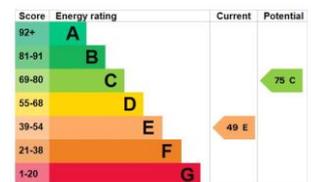
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## MISREPRESENTATION ACT 1991

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