



14 Millend, Elmley Castle

Pershore

Guide Price **£400,000**



14 Millend

Elmley Castle, Pershore

- Offered With No Onward Chain.
- Beautifully Refurbished Three Bedroom Detached Home – A much-improved property combining traditional village character with contemporary style.
- Peaceful Cul-de-Sac Location – Privately situated in a quiet setting within the sought-after village of Elmley Castle.
- Open-Plan Living Space – Bright and spacious sitting room and kitchen/dining area designed for modern family living.
- Cosy Log Burner – Creates a warm and inviting focal point in the main living area.
- Stylish Kitchen/Diner – Featuring sleek fitted units, integrated appliances, and French doors leading to the garden for seamless indoor-outdoor living.
- Flexible Family Room – Ideal as a home office, playroom, or snug.
- Smart Family Bathroom – Fitted with a contemporary white suite and quality finishes.
- Private Rear Garden – Enclosed and child-friendly, with a patio, lawn, and open aspect backing onto a field.
- Off-Road Parking & Front Garden – Private driveway and neat frontage completing this charming home.



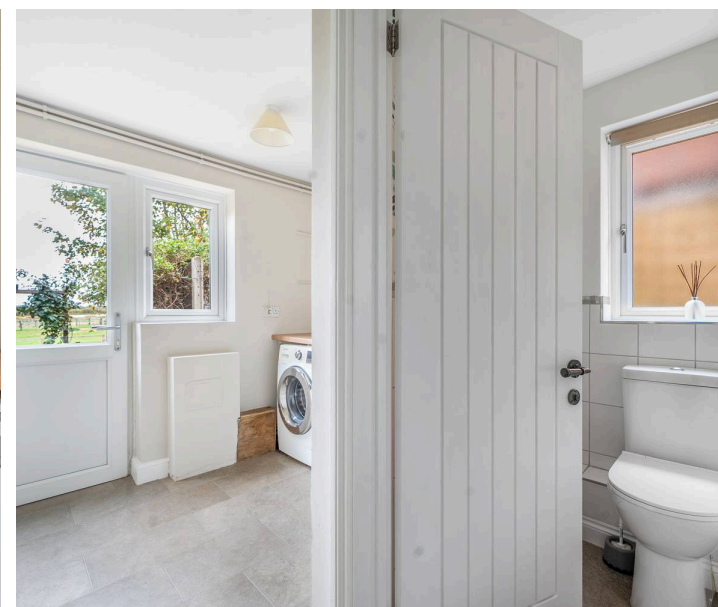
Nestled in the heart of the picturesque village of Elmley Castle, High Trees is a delightful and much-improved detached home offering the perfect balance of village charm and contemporary living. Tucked away in a quiet cul-de-sac, the property enjoys an enviable position backing onto open fields, with glorious rural views that change beautifully through the seasons.

Step through the front door and into a bright and welcoming reception hall, finished with stylish Karndean flooring and clever storage under the stairs.

At the heart of the home lies a stunning open-plan living space, perfectly designed for modern family life. The sitting room features a cosy log burner, creating a warm focal point for winter evenings, while the kitchen/dining area offers sleek fitted units, integrated appliances, and French doors that open directly to the garden – ideal for entertaining or al fresco dining on summer evenings.

A separate family room provides flexible space for a home office, playroom, or snug, while a rear lobby, cloakroom, and practical utility room add everyday convenience.

Upstairs, you'll find three bedrooms. The main bedroom enjoys built-in wardrobes and stunning views over open countryside. A recently updated family bathroom with a modern white suite completes the first floor.



To the front, a private driveway offers off-road parking and a neat lawned garden.

The rear garden is a true highlight – enclosed and child-friendly, with a paved terrace perfect for outdoor dining and a lawn that gently leads down to a small brook and open field beyond. The current owner has extended the garden beyond the brook, with newly installed fencing. The brook can be accessed via stairs from the garden.

Elmley Castle is a quintessential English village nestled at the foot of Bredon Hill, part of a designated Area of Outstanding Natural Beauty. It's a vibrant and welcoming community with a church, village hall, community-run pub, and an excellent first school (within catchment for Bredon Hill Middle School and Prince Henry's High School).

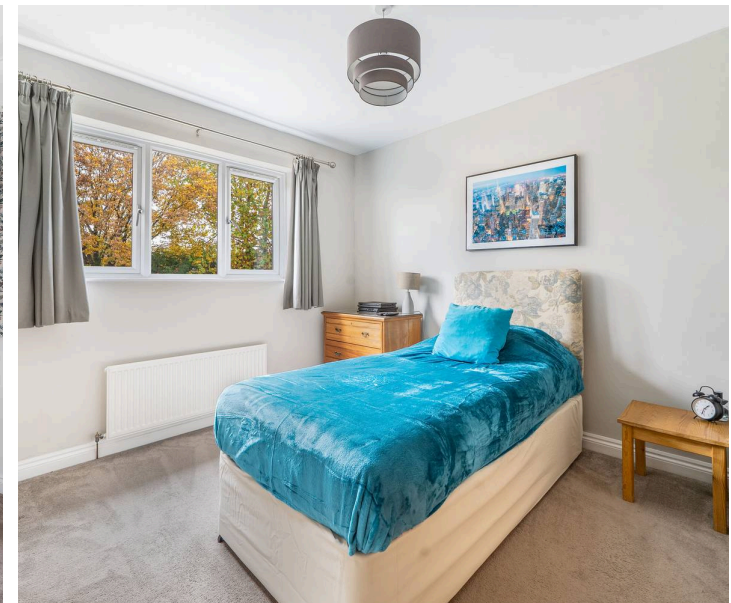
Just a few miles away, the market town of Pershore offers a range of independent shops, cafés, leisure facilities, and a railway station on the London Paddington line. Excellent road links connect easily to Worcester, Cheltenham, and the M5 motorway, making this an ideal location for commuters seeking a rural retreat.

Tenure: FREEHOLD

EPC Rating: D

Local District Council: Wychavon

Council Tax band: D







14 Millend, Elmley Castle, WR10 3JJ

Approximate Gross Internal Area = 106.9 sq m / 1151 sq ft

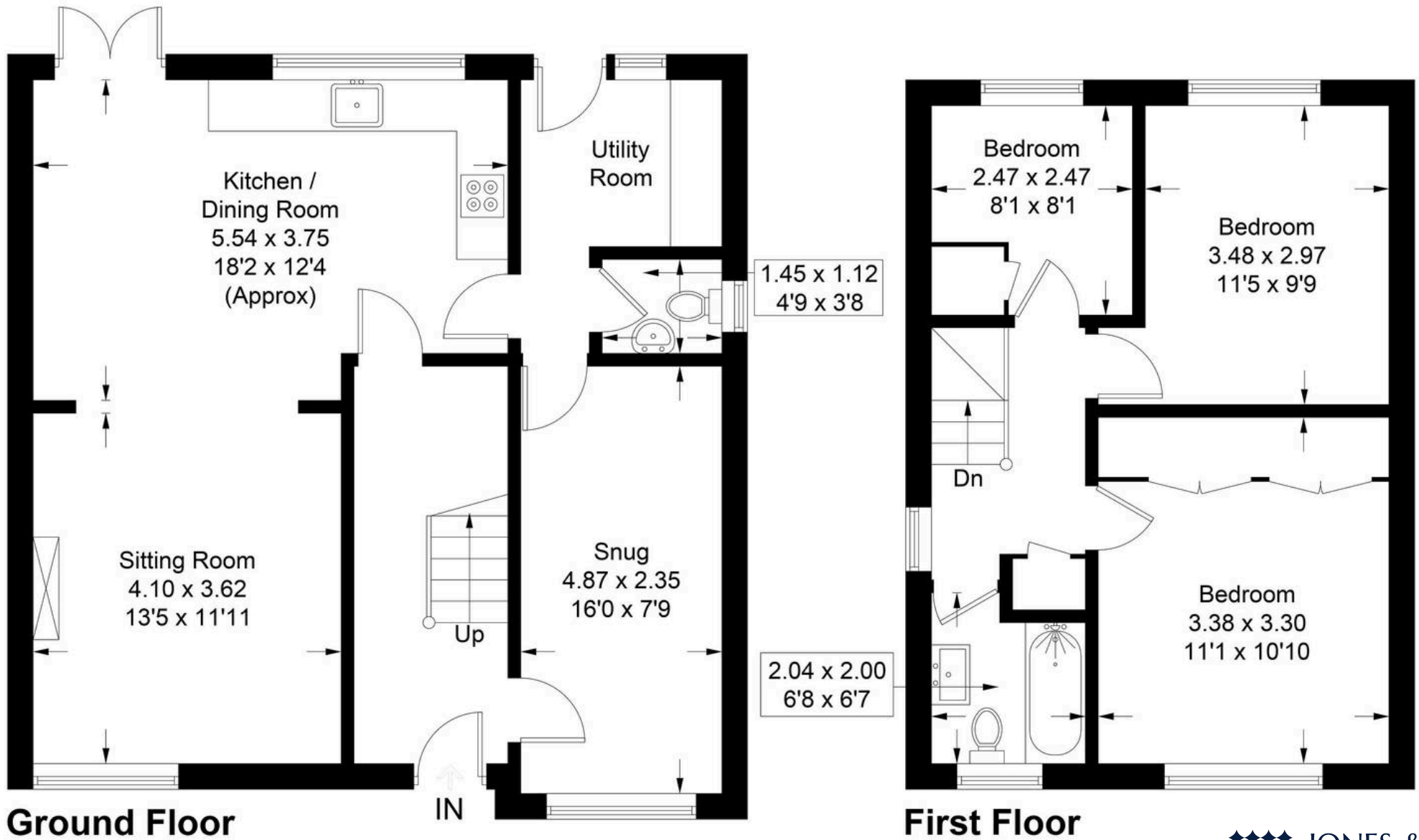


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