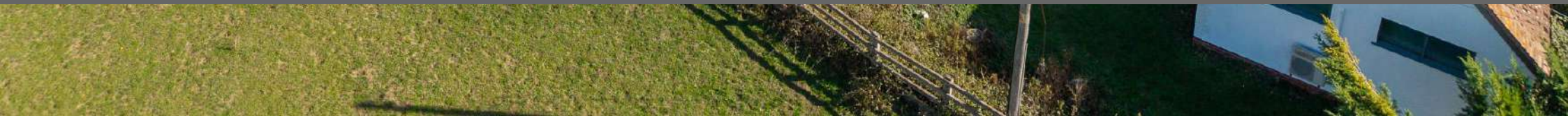


Since 1971
**Andrew
Grant**



Wells Croft





Wells Croft

2 Goodleigh Hill, Pershore, WR10 3HE

A country home with expansive grounds, distinctive entertaining spaces and substantial outbuildings, enjoying countryside views and excellent transport connections within easy reach of Pershore.

4 Bedrooms | 2 Bathrooms | 4 Receptions | 2.8 Acres | No onward chain

Wells Croft combines a detached country setting with extensive living space and grounds of approximately 2.8 acres. A broad kitchen and breakfast room opens into a vaulted entertainment area, complemented by separate dining, living and family rooms. Upstairs are four bedrooms, including a principal suite, and a family bathroom. Lawns, terraces and woodland surround the home, while a detached office, store/workshop and two-storey cinema and office building extend its appeal. Both the detached office and two-storey building benefit from heating, air conditioning and superfast broadband connectivity. This property offers excellent scope for further development or multi-generational use, subject to the necessary consents.

3145 sq ft (292.2 sq m)

Freehold

The ground floor

The kitchen and breakfast area forms an expansive setting overlooking the grounds, with panelled cabinetry, an island and a breakfast bar. Fitted cooking appliances include a hob, extractor hood, oven/grill and cooker, with tiled splashbacks completing the working area.

Broad glazing and French doors draw the garden into the breakfast area, where tiled flooring continues towards the kitchen. Double doors connect with the entertainment area, allowing these principal spaces to open together while retaining the option of separation.

A separate dining room provides a quieter counterpart to the open kitchen and breakfast area. Its leaded window overlooks the front, while a picture rail gives the room a restrained traditional character.

The entertainment area makes a memorable impression with its vaulted timber ceiling, exposed framing and glazed gable overlooking the garden. A bar and terracotta tiled floor reinforce its character, while doors open directly onto the terrace.









Computer Generated Image
Digitally Furnished for Illustration Only

Timber floorboards and a broad ceiling beam lend character to the living room, with a leaded window looking across the frontage and built-in storage. A door connects to the family room, allowing the two spaces to operate together or independently.

The family room enjoys a direct relationship with the grounds through wide sliding patio doors. Timber flooring continues from the adjoining living room, creating a connected pair of reception spaces with contrasting front and garden outlooks.

The utility room keeps laundry facilities separate from the kitchen, with fitted cupboards, a sink and appliance spaces beneath the worktop. An adjoining cloakroom provides a WC and washbasin, discreetly accessed from the hall.

A double-height entrance hall introduces the home with a timber staircase and galleried landing above. Tiled flooring, timber doors and a broad opening into an adjoining area with fitted shelving give the entrance both character and useful additional space.





**Computer Generated Image
Digitally Furnished for Illustration Only**





The first floor

The principal bedroom extends across one end of the first floor, with windows on two sides and fitted cupboards following the roofline. Its private en suite includes an enclosed shower, countertop basin and WC, complemented by wall panelling and a tiled floor.

The second and third bedrooms occupy the opposite end of the landing, each with a dormer window and sloping ceilings.

The fourth bedroom has a front-facing dormer window set within the roof slope, with leaded glazing that characterises the frontage. This additional bedroom offers potential for use as a study or hobby room.







Wall panelling and tiled surfaces give the bathroom a traditional feel beneath its sloping ceiling. A bath with shower above is complemented by a countertop basin on a vanity cupboard and a WC.

The galleried landing overlooks the entrance hall through a turned timber balustrade, emphasising the height of the central space. A dormer window illuminates the stairwell, while exposed timber detailing continues the character established below.





The garden

Grounds of approximately 2.8 acres give Wells Croft a substantial natural setting, with an extensive lawn framed by mature trees and shrubs. Views towards the Malvern Hills and surrounding countryside add to the sense of openness.

A paved terrace stretches along the rear elevation, with access from the kitchen, family room and entertainment area, creating several connected places to enjoy the garden.

An open-sided gazebo provides a focal point within the lawn, while a separate enclosed kitchen garden contains raised beds. These more structured areas sit alongside the broader grounds without interrupting the long views back towards the home.

Beyond the main lawn, the grounds become more wooded, with mature trees and quieter grassy areas. This varied habitat attracts wildlife, including deer, pheasants and woodpeckers, bringing a further dimension to the countryside setting.







The outbuildings

The detached office offers a separate working environment within the grounds, with extensive glazing and doors opening outside. Timber-lined walls and ceiling give the interior a consistent character, while its separation from the main home supports focused home working or a range of other uses.

A timber-clad outbuilding provides a substantial space suited to a gym, workshop or garaging. The adjoining storage section has its own external entrance, allowing equipment and workshop items to remain separate from the main space.

A further two-storey outbuilding combines a ground-floor cinema room with an office above, reached by an internal staircase. Exposed timber detailing and a small sink area add to its existing provision, offering scope for multi-generational living, subject to the necessary consents.





The driveway and parking

A large driveway provides ample parking beside the home and outbuildings, with established shrubs framing the frontage. Access from the main road is shared, and a public right of way runs along the driveway to the front of the property.



Location

Wells Croft occupies a rural setting on Goodleigh Hill, on the edge of Pershame near Pershore. The surrounding Vale of Evesham countryside offers a peaceful backdrop, with Bredon Hill forming a distinctive local landmark.

Pershore provides independent shops, cafés and everyday services, together with supermarkets, medical facilities and leisure amenities.

Local schooling includes Abbey Park Primary School and Pershore High School. Independent options in the wider area include King's Worcester, RGS Worcester and Malvern College.

Wells Croft benefits from excellent transport connections. The A44, A4104 and M5 provide convenient regional road links, while Pershore railway station, just a few minutes' drive away, offers direct services to London Paddington. Worcestershire Parkway, approximately 15 minutes away by car, provides further rail connections across the UK, including direct services to London, Birmingham and Cardiff, as well as destinations further north.

Walking routes around Bredon Hill and along the River Avon bring varied countryside within reach. Pershore and nearby Evesham provide further opportunities to explore the market towns and landscapes of Worcestershire.



Services

The property benefits from mains gas, electricity and water, together with a septic tank.

Broadband Speed

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

Mobile Coverage

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

Flood Risk

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.

EPC

The EPC rating for this property is: D

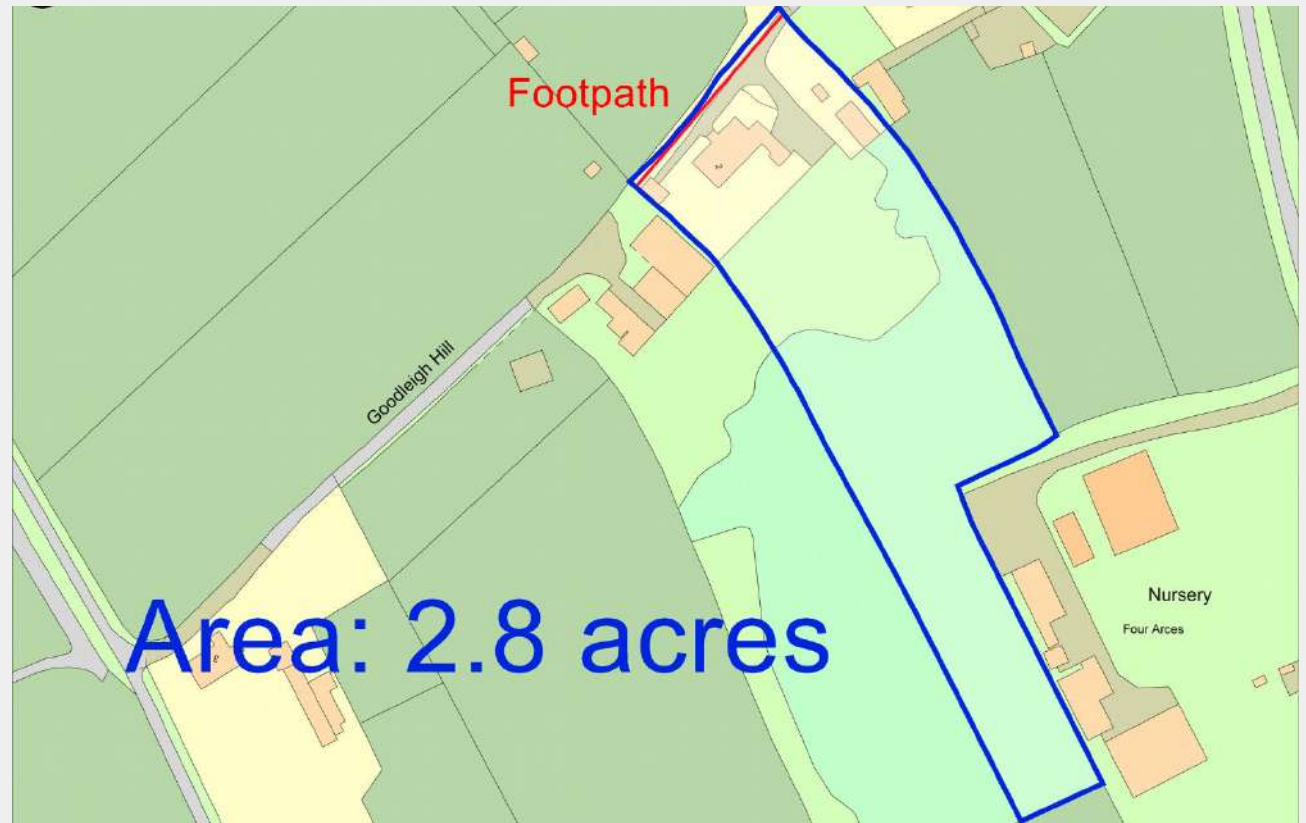
Council Tax

The Council Tax for this property is Band G

Agent Note

Please note that some marketing images have been digitally enhanced using AI technology for presentation purposes.

A public right of way runs along the driveway to the front of the property.



Goodleigh Hill, Pershore, WR10

Approximate Area = 3145 sq ft / 292.2 sq m (excludes void)

Limited Use Area(s) = 142 sq ft / 13.2 sq m

Outbuilding = 1311 sq ft / 121.8 sq m

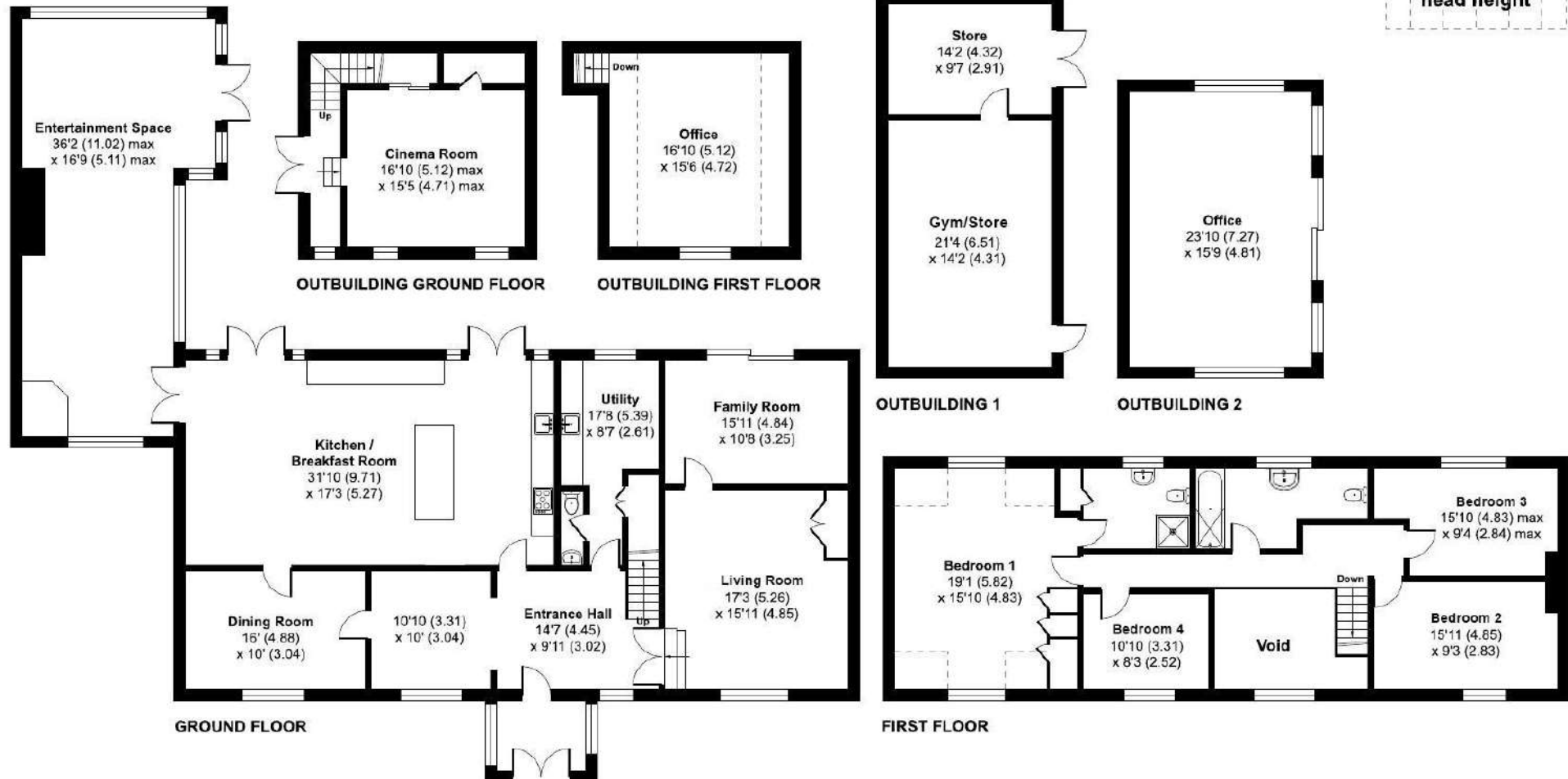
Total = 4598 sq ft / 427.2 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	78 C
39-54	E		
21-38	F		
1-20	G		

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nacheom 2026. Produced for Andrew Grant. REF: 1531006



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



Andrew Grant
Since 1971

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