



15 Monkham Hill, Eckington

Pershore

Guide Price **£900,000**

 **JONES &
ASSOCIATES**
BESPOKE ESTATE AGENCY

15 Monkham Hill

Eckington, Pershore

- Exceptional five-bedroom home – An impressive modern family residence built by Spitfire Homes, offering beautifully proportioned and exceptionally well-presented accommodation
- Impressive solar installation – 10 PV panels and a 2.4kWh battery system installed in 2023, representing a significant energy-conscious upgrade to the property.
- Magnificent open-plan kitchen, dining and family room – providing an exceptionally spacious and sociable environment with dedicated areas for cooking, informal relaxation and dining.
- Beautiful contemporary kitchen – Featuring stylish contrasting cabinetry, extensive quartz work surfaces, integrated appliances, generous storage complemented by feature pendant lighting.
- Separate reception room – A warm and inviting second living space with an attractive wood burner forming the focal point and French doors opening directly onto the landscaped garden.
- Five bedrooms – A particularly versatile first-floor arrangement incorporating a substantial principal bedroom with en-suite, a second en-suite bedroom, three further bedrooms and family bathroom





- Separate home study and practical utility room – The dedicated study is an ideal home-working environment, while the utility room provides useful additional household storage, as well as space for a washing machine and tumble dryer.
- Beautifully designed landscaped gardens – A striking contemporary garden incorporating lawn, specimen trees, structured planting, gravel beds, raised borders, and oversized stepping stones
- Detached double garage and generous driveway parking – The substantial garage, with two individual remote-controlled doors, excellent storage potential and additional parking provided on the driveway, adjacent to which is a car charging point.
- Highly desirable Eckington setting – Situated within a sought-after Bredon Hill village with local amenities and the River Avon nearby, while Pershore provides extensive shopping and leisure facilities.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: A

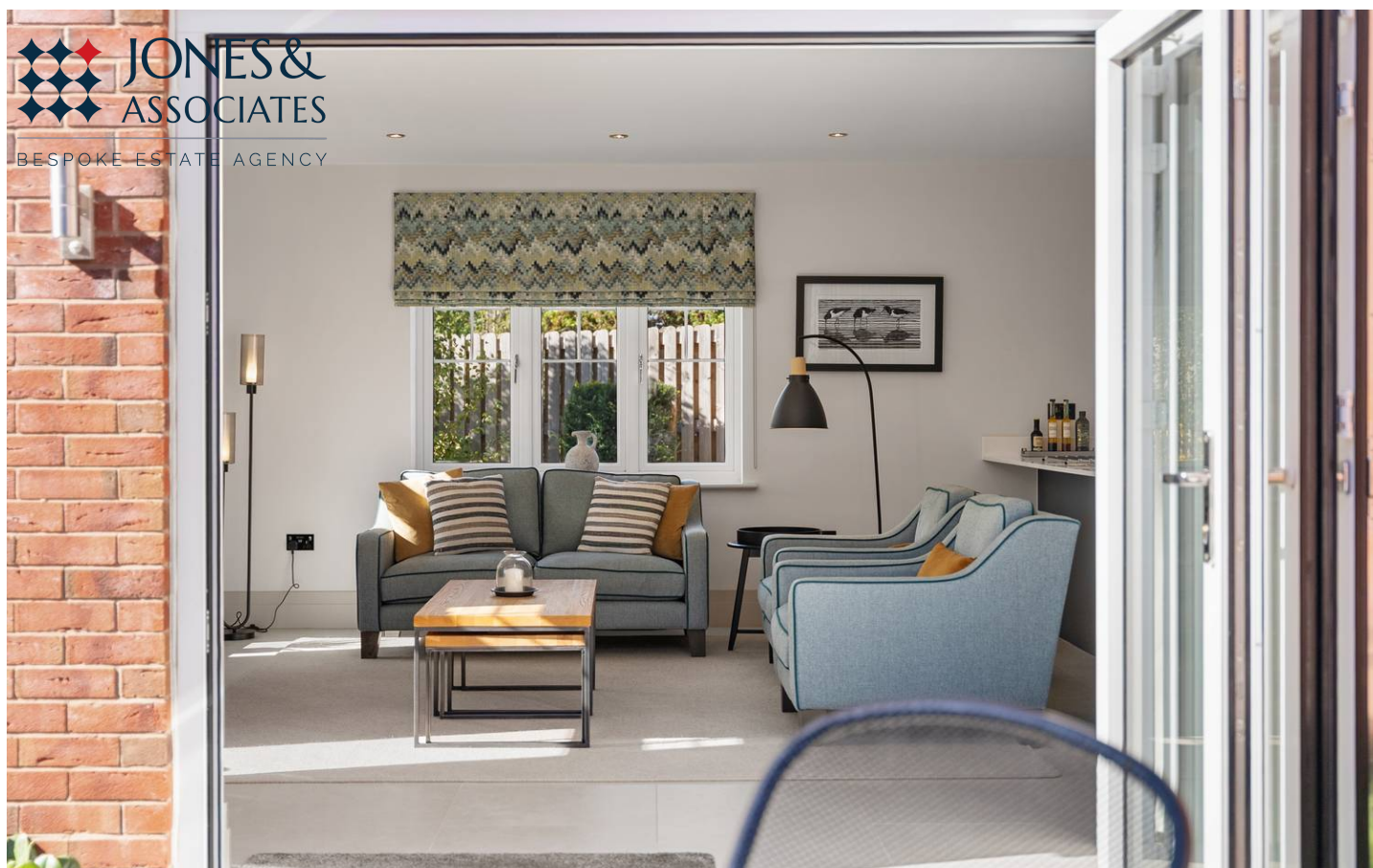
EPC Environmental Impact Rating: B

Occupying an attractive position within the highly regarded Bredon Hill village of Eckington, this exceptional five-bedroom detached property combines generous proportions, high-quality contemporary interiors, beautifully landscaped gardens and impressive energy-conscious additions. Extending to approximately 2,164 sq ft of internal accommodation, it has been thoughtfully enhanced by the current owners to create an outstanding modern family home.

Built by Spitfire Homes, the property reflects the attractive architectural detailing and considered design associated with the development. Traditional red-brick elevations are complemented by multi-pane windows, stone-effect detailing and a handsome covered entrance canopy, creating an elegant and timeless appearance. The house occupies an especially appealing position alongside an area of open green space, with carefully designed planting surrounding the frontage and providing a wonderfully attractive approach.

In addition to its beautifully presented accommodation, the owners have made a significant investment in the property's energy infrastructure. In 2023, 10 photovoltaic (PV) solar panels were installed together with a 2.4kWh battery system. This has contributed to its EPC A rating and is an increasingly desirable addition to a modern home and complements the property's already impressive specification.

Stepping inside, the spacious entrance hall immediately establishes the quality and attention to detail evident throughout. A restrained neutral colour palette, attractive internal joinery and tiled flooring create a sophisticated first impression, while the staircase rises to the first floor with useful fitted storage incorporated beneath.



Positioned off the entrance hall is a dedicated study, measuring approximately 10'1" x 6'4" at its maximum dimensions. Naturally bright and completely separate from the principal living areas, this provides an excellent environment for those working from home and could equally be used as a reading room or hobby space.

The separate reception room is an inviting and beautifully proportioned living room, measuring approximately 14'2" x 13'10". The focal point is a contemporary wood-burning stove, set upon a dark hearth and framed by an attractive timber mantel. There is ample room for generous seating, while French doors and surrounding glazing allow natural light to flood the room and provide direct access onto the rear terrace. This connection with the garden is particularly effective during the warmer months, allowing the room to flow naturally into the outside entertaining space.

Undoubtedly one of the property's most impressive features is the magnificent open-plan kitchen, dining and family room, extending to approximately 37 feet at its maximum length. Designed as the true heart of the home, this exceptional space provides distinct areas for cooking, dining and relaxing while retaining a wonderfully open and sociable character.

The kitchen itself has a sophisticated contemporary finish, combining deep-toned cabinetry with contrasting lighter full-height units and expansive pale quartz work surfaces. A substantial peninsula provides excellent preparation space while creating a natural divide between the kitchen and family areas without interrupting the open-plan layout. Integrated appliances, extensive storage and a dedicated wine cooler contribute to the streamlined appearance, while a trio of pendant lights above the peninsula provides an attractive finishing touch.



Flowing directly from the kitchen is an exceptionally generous family seating area. Its impressive proportions provide considerable flexibility for furniture arrangements, making this a superb everyday living environment. With windows on 3 sides, including bi-fold doors, it is a light, airy space, with direct access to the garden.

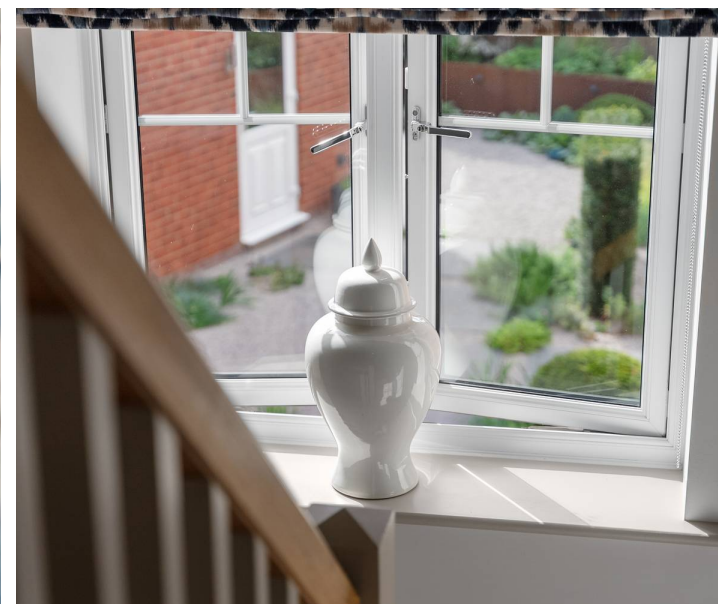
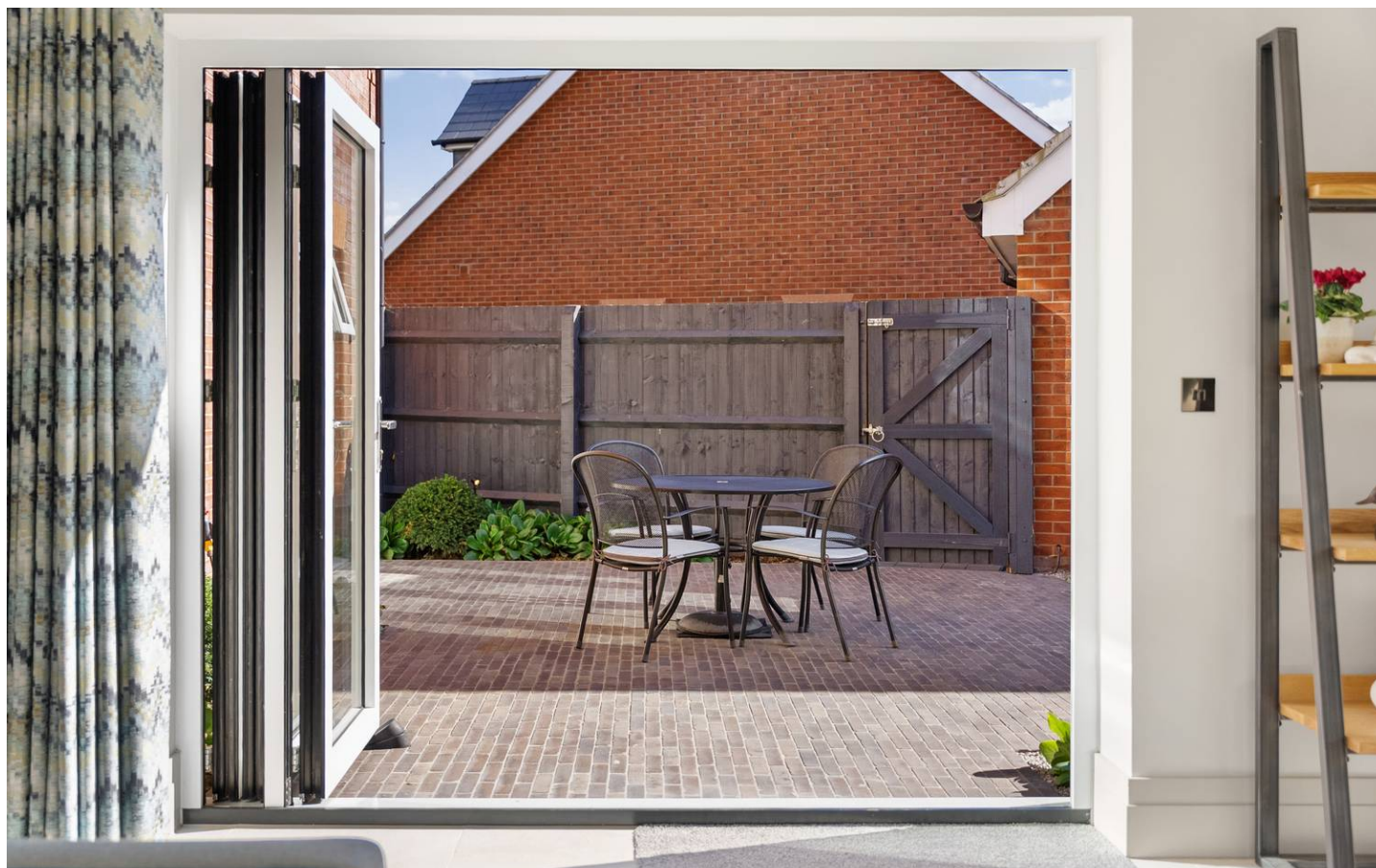
Beyond, to the front of the property, the dining area comfortably accommodates a substantial table and chairs and provides an ideal setting for family meals and larger gatherings. The scale of the entire room means that even with defined kitchen, dining and sitting areas, it retains an exceptional feeling of openness and space.

A separate utility room provides further storage and laundry facilities, allowing practical household tasks to remain away from the main kitchen, while a ground-floor cloakroom/WC completes the everyday accommodation.

The first floor is equally impressive, providing five bedrooms arranged around a central landing. The vaulted principal bedroom is a particularly generous room, measuring approximately 15'8" x 15'6" and easily accommodates a king-size bed and additional furniture, while fitted wardrobes provide useful storage. With its own en-suite shower room, it is a comfortable and private suite.

The second bedroom benefits from an ensuite shower room, making it ideal guest accommodation. A stylish family bathroom with bath and separate shower serves the remaining bedrooms, providing particularly practical bathroom provision for a house of this size.

The gardens are another outstanding element of the property and have been designed by local award-winning company with considerably more imagination than a conventional modern garden. The landscaping has a strong contemporary character, combining a beautifully maintained lawn with specimen trees, architectural planting, clipped evergreens, ornamental grasses, gravelled areas and oversized stepping stones.













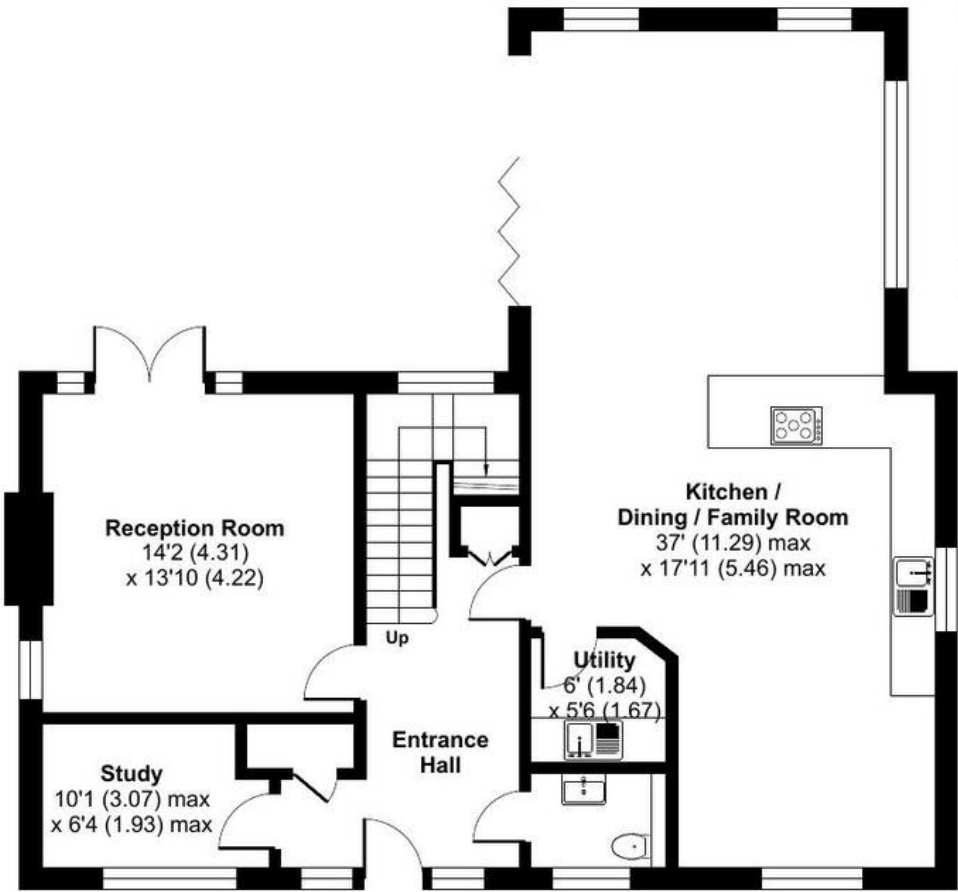
Monkham Hill, Eckington, Pershore, WR10

Approximate Area = 2164 sq ft / 201 sq m

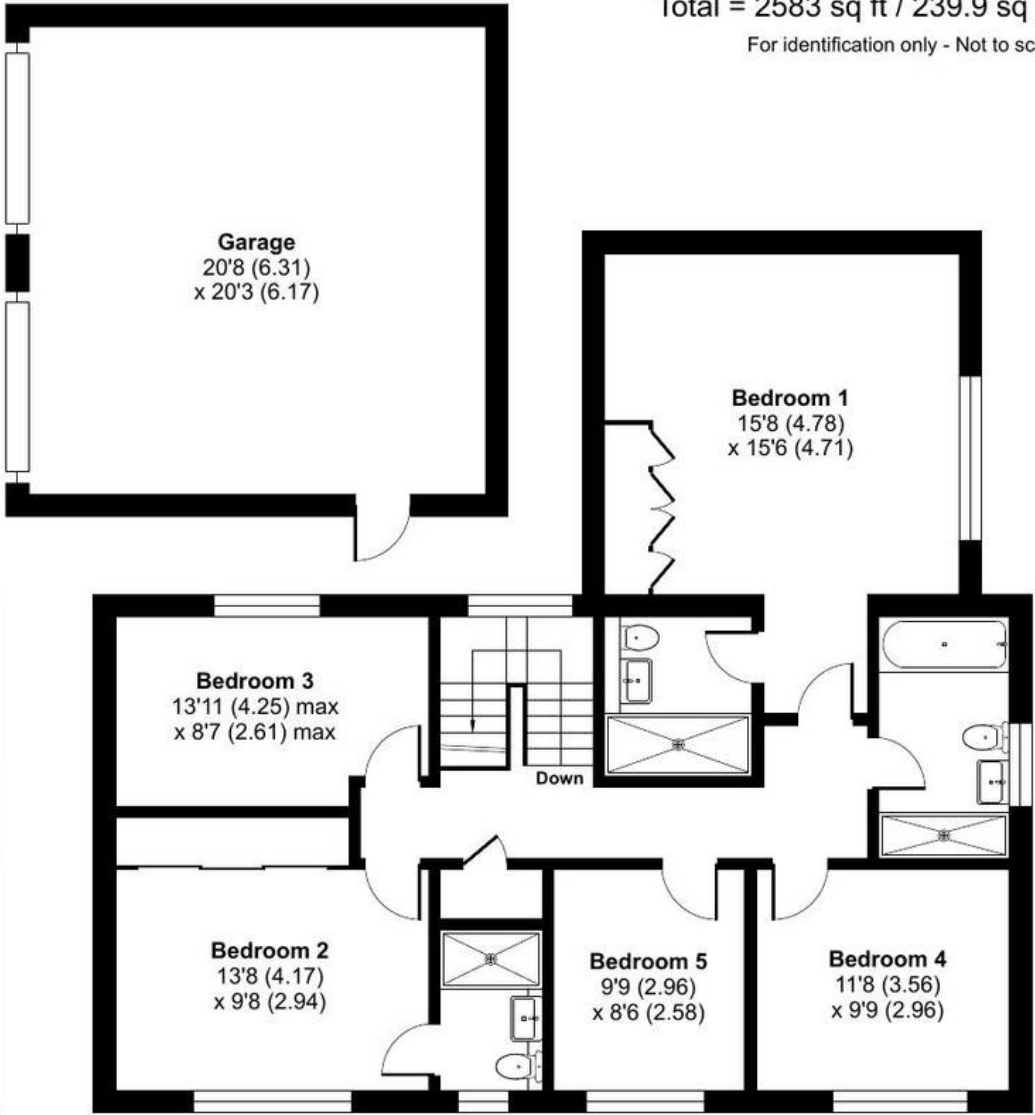
Garage = 419 sq ft / 38.9 sq m

Total = 2583 sq ft / 239.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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