



The Grays Main Street, Pershore, Cropthorne WR10 3LU

Guide price £1,100,000





The Grayes Main Street

Cropton
Persore, WR10 3LU

- An imposing detached family residence spanning just shy of 4,00sqft
- Secluded and private position
- Located in one of Bredon Hills most desirable villages
- Double garage and large driveway
- Air source heat pumps installed by the current owners
- It must be viewed in person to fully appreciate the sheer size, location and plot it has to offer

A substantial detached family residence occupying an impressive private plot, approached via a sweeping driveway and set behind a walled and gated entrance in one of Bredon Hill's most sought-after villages.

Extending to just under 4,000 sq ft, The Grayes offers an exceptional amount of living space, perfectly suited to modern family life. Having been cherished by the current owner for many years, the property now presents a rare opportunity for its next custodians to create lasting memories in this wonderful home.

Occupying an enviable position within mature, private grounds, The Grayes enjoys a wonderful sense of seclusion while remaining at the heart of this highly regarded village. A personal viewing is essential to fully appreciate the scale of the accommodation, the quality of the setting, and the lifestyle on offer.

The well-proportioned accommodation comprises an entrance porch leading to a welcoming reception hall, a spacious double-aspect lounge filled with natural light, formal dining room, cosy snug, generous kitchen/breakfast room, utility room and cloakroom/WC.

The first floor hosts five substantial bedrooms, all offering excellent proportions. The principal suite benefits from a walk-in dressing room and en-suite bathroom, while a second bedroom also enjoys en-suite facilities. A well-appointed family bathroom serves the remaining bedrooms.

The second floor provides a further double bedroom, offering excellent versatility and lending itself equally well as a home office, games room, playroom, guest suite or hobby space.

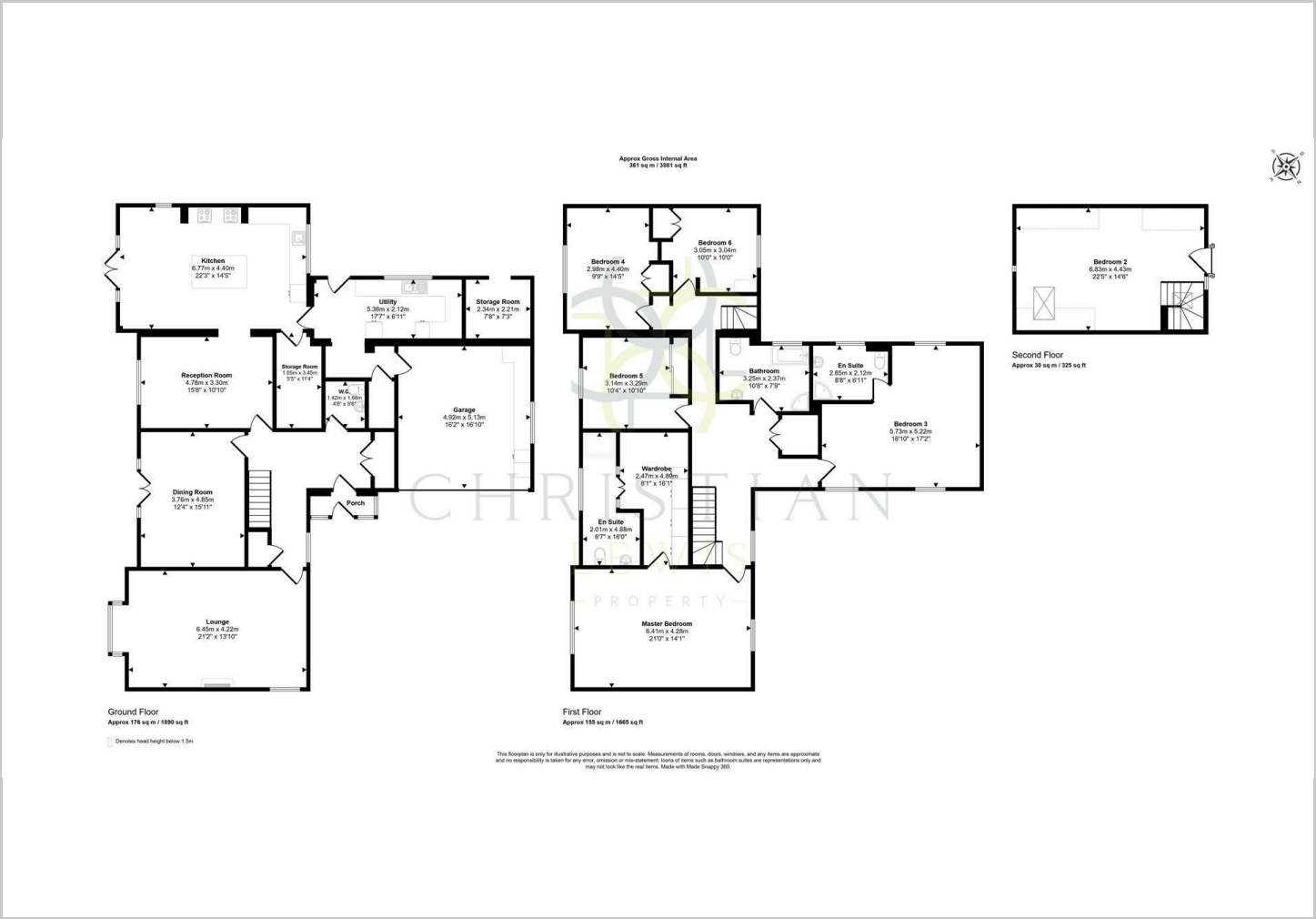
Externally, the property is approached via a large driveway providing extensive off-road parking and access to a double garage. The mature front and rear gardens are beautifully stocked with a variety of established plants, trees and shrubs, creating a peaceful and private environment that can be enjoyed throughout the seasons.







Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Viewing

Please contact our Evesham Office on 01386 442929 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.