



34 Hurst Park Cottages

Pershore, WR10 1PF

Andrew Grant

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Wyre Road, Pershore, WR10 1PF

3 Bedrooms 2 Bathrooms 1 Reception Rooms

A beautifully presented home with a long drive, stylish open plan living space and lovely gardens within reach of Pershore's amenities.

- Attractive family home offering an extended open plan layout
- Stylish kitchen with range cooker, breakfast bar and adjoining dining area
- Conservatory opening on to a decked terrace and lawned rear garden with covered seating
- Block paved drive providing ample parking and an attached garage
- Set back from the main road on the edge of Pershore with easy access to schools, shops and transport links

This inviting home enjoys a versatile open plan kitchen, dining and living area that flows into a glazed conservatory and out to the rear garden, with a convenient cloakroom also located on the ground floor. Upstairs there are two generous double bedrooms, including a main bedroom with en suite, along with a single bedroom and a family bathroom. Outside, a long block paved drive with an attached garage provides excellent parking, while the enclosed rear garden offers a decked terrace, covered seating and a level lawn.

1292 sq ft (120.1 sq m)





The kitchen

An upgraded kitchen forms the heart of this open plan space and provides excellent preparation and storage. Fitted cabinets and drawers run along two walls and house a range style cooker with an integral extractor fan and light, integrated dishwasher and sink, while a chequered tile splashback adds detail behind the work surfaces. There is also space for an American-style fridge freezer and a broad peninsula with a timber work surface provides a breakfast bar and links the kitchen with the adjoining dining area.





The dining area

The dining area sits comfortably between the kitchen and living space to create a sociable hub for family meals. Tongue and groove panelling gives the room character, and a broad opening above the breakfast bar connects with the kitchen. French doors lead directly into the conservatory, while the opposite end of the room flows into the living area, ensuring seamless movement throughout the ground floor.





The living area

At the front of the home, the living area offers a relaxing space for day to day family life. A broad picture window overlooks the front garden and driveway, while bespoke shelving and media units line one wall providing useful built in storage for books and entertainment equipment. The open layout maintains a connection with the dining area yet allows the sitting space to feel distinct and comfortable.





The conservatory

The conservatory completes the ground floor accommodation and frames views over the garden. Featuring a pitched glazed roof and floor to ceiling windows, it is bright and airy in all seasons. Double doors open on to a decked terrace, and built in bench seating provides storage as well as a pleasant place to sit. The timber finish floor is practical for muddy boots, and a ceiling fan enhances comfort on warmer days.





The primary bedroom

The principal bedroom provides a tranquil retreat on the first floor. It enjoys a large front facing window and polished wooden flooring. A bank of fitted mirrored wardrobes along one wall offers extensive hanging and shelving space, while a further run of nine large fitted soft close drawers includes a lift-up corner section concealing a metal laundry bin. A bespoke headboard forms a fixed feature, and a ceiling fan with integral light adds to the comfort. A door leads through to the private en suite shower room.





The primary en suite

Serving the main bedroom, the en suite is finished in contemporary tiling with a decorative mosaic border. A glazed shower enclosure houses an electric shower and there is an inset niche for toiletries. Opposite, a modern vanity basin and concealed cistern WC complete the arrangement.



The second bedroom

Another generous double, the second bedroom overlooks the rear garden and benefits from a wide window. Floor to ceiling fitted wardrobes with mirrored doors provide excellent storage without encroaching on the floor space. The polished timber floor echoes the finish in the primary bedroom and the room feels light and welcoming.



The third bedroom

The third bedroom is currently arranged as a single but would also make an ideal study or nursery. Open shelving is fixed to the walls for display and storage, and a wide window frames a view over the front of the property. Timber flooring continues the theme of the first floor.



The bathroom

The family bathroom is fitted with neutral tiling and provides a panelled bath, a pedestal wash basin and a close coupled WC. A frosted window offers natural light and privacy, and there is a small glass shelf for toiletries. The simple, functional design serves the two secondary bedrooms and guests with ease.



The garden

The rear garden is well designed for outdoor living. A decked terrace runs directly from the conservatory and incorporates a balustrade and steps to the lawn. To one side, a timber canopy provides a sheltered seating area. The level lawn is bordered by hedging and panel fencing for privacy and there is a greenhouse for the keen gardener. A gate provides access to the front.





The driveway and parking

The property sits well back from the road behind a long block paved driveway that provides ample space for several vehicles, and benefits from an EV charging point installed in November 2025. A lawn with established hedging and planting beds creates an attractive frontage, and there is an ornamental pond set within the garden. The driveway leads to an attached garage with an electric roller shutter door and remote control, offering secure parking or useful storage alongside the house.

Location

Pershore is a traditional market town on the River Avon with a good selection of independent shops, supermarkets, cafés and public houses. The town offers primary and secondary schooling and a range of leisure facilities including riverside walks and parks. Commuters benefit from a railway station on the edge of the town with services to Worcester and London, and road links provide access to the A44, Evesham and the wider national motorway network. The surrounding Worcestershire countryside offers picturesque villages and countryside pursuits.

Services

The property benefits from mains gas, electricity, water and drainage.

Broadband Speed: Ultrafast broadband available. Download speeds up to 2300 Mbps and upload speeds up to 2300Mbps (source: Ofcom checker).

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

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.

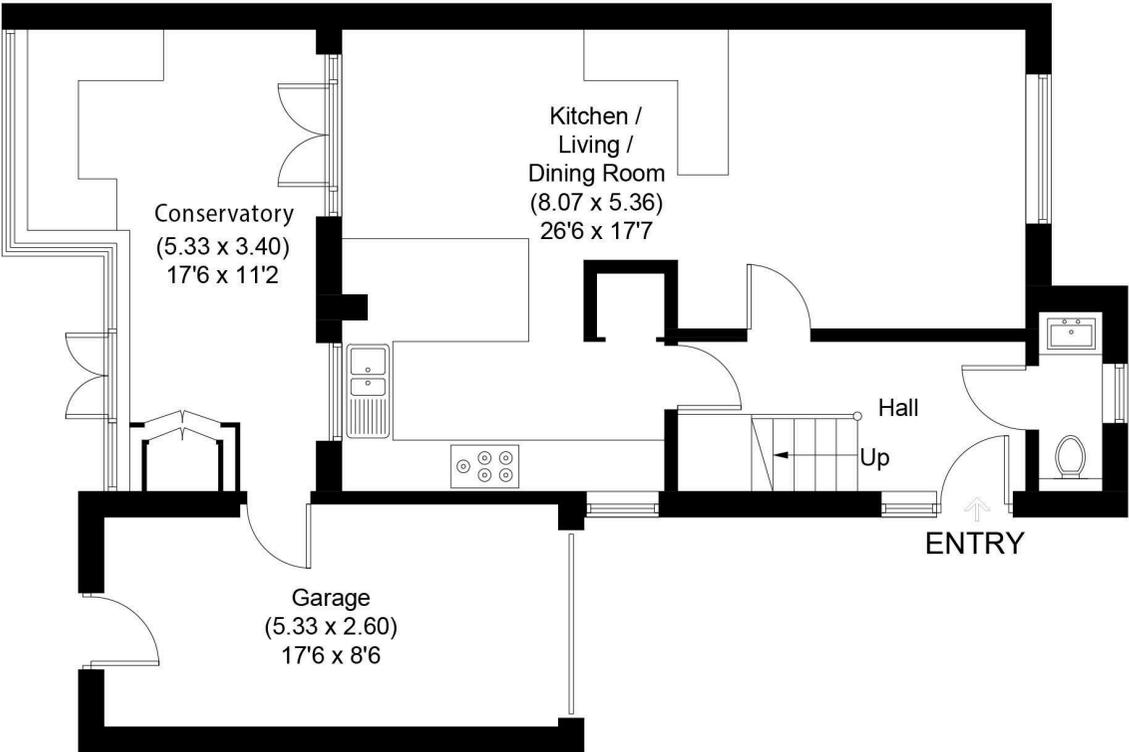
Council Tax

The Council Tax for this property is Band C.

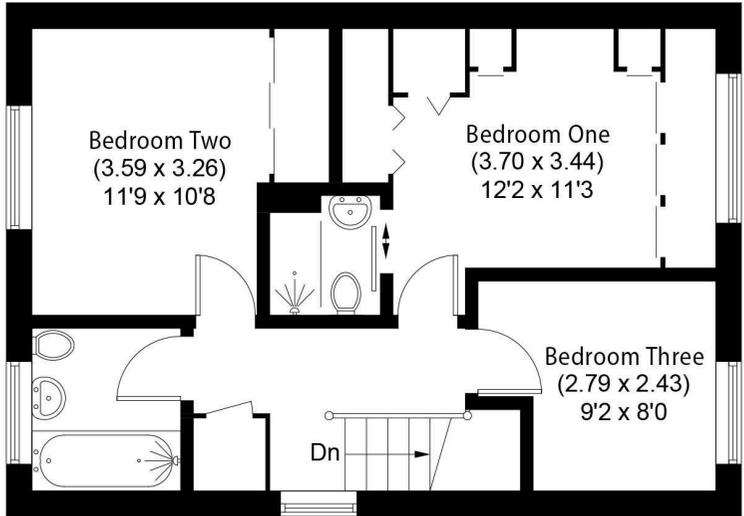


Hurst Park Cottages

Approximate Gross Internal Area
Ground Floor = 76.6 sq m / 824 sq ft
(Including Garage)
First Floor = 43.5 sq m / 468 sq ft
Total = 120.1 sq m / 1292 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



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.



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