



8 Willow Bank

Wyre Piddle, WR10 2RN

Andrew Grant

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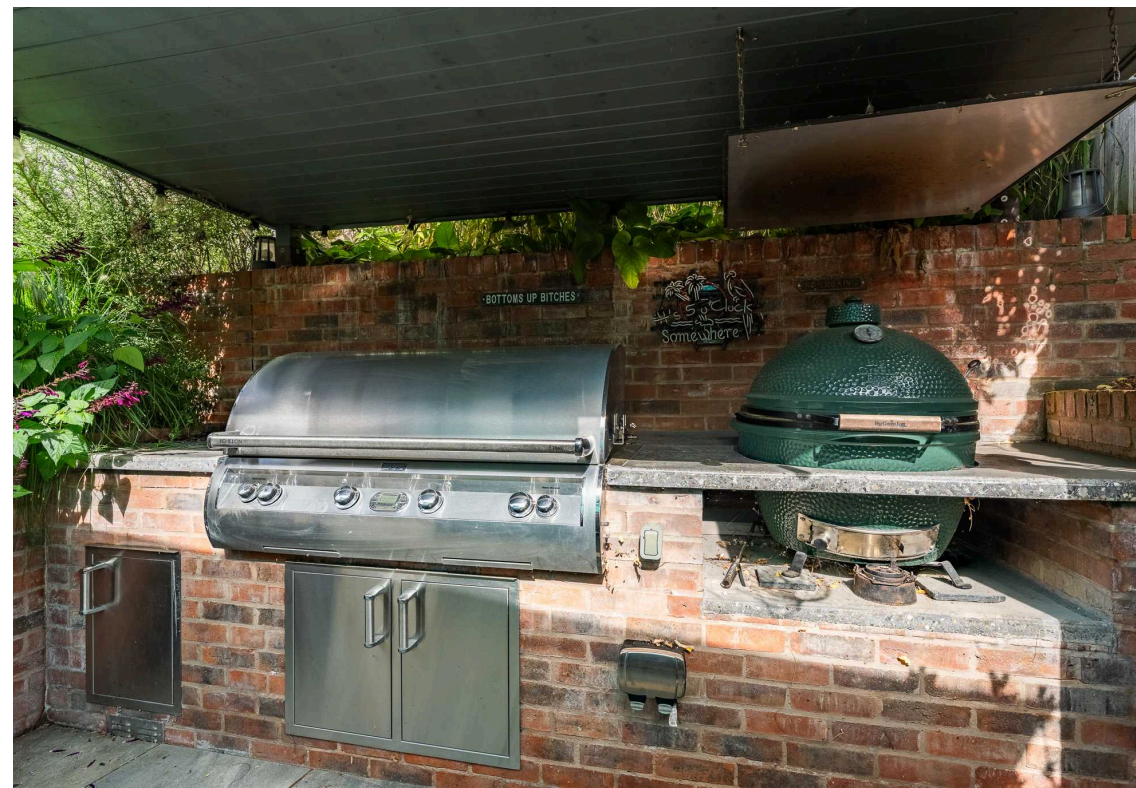
Wyre Piddle, WR10 2RN

4 Bedrooms 4 Bathrooms 2 Reception Rooms

An extensively extended four bedroom home combining impressive accommodation with outstanding outdoor entertaining spaces and premium specifications throughout.

- Extended to the rear and side in 2017, this substantial home provides over 1900 sq ft of accommodation with four bedrooms, four shower rooms, air conditioning and aluminium framed glazing.
- The open plan kitchen and dining room incorporates Miele appliances, a Zip boiling water tap, an Insinkerator waste disposal and direct access to the covered patio.
- Three bedrooms have their own en suite shower rooms, while every bedroom includes fitted wardrobes and the first floor benefits from air conditioning.
- Landscaped gardens create several places to relax and entertain, complemented by a covered outdoor kitchen, Italian cantilever parasol, electric Markilux canopy, integrated lighting and patio heaters.
- The driveway provides parking for four cars, with the addition of a covered carport and direct access to the pantry and ground floor accommodation.
- Wyre Piddle offers a village setting within the Worcestershire countryside, with a village pub just a short walk away and convenient connections to Pershore and the surrounding road network.

1968 sq ft (182.2 sq m)





The kitchen

The kitchen forms the centrepiece of the extended ground floor, combining extensive cabinetry and work surfaces with a substantial island. Premium integrated appliances include a Miele microwave and steam oven, Miele warming drawer, refrigerator, freezer and dishwasher. A fitted extractor hood, Zip boiling water tap and Insinkerator waste disposal complete the specification, while the open plan arrangement connects naturally with the dining area.





The dining area

The dining area occupies a generous part of the open plan living space, creating a sociable setting beside the kitchen. Bi-fold doors open directly onto the patio, bringing the indoor and outdoor entertaining areas together. Its proportions provide ample room for a large dining table while retaining a comfortable flow through the wider reception space.





The sitting room

The sitting room provides a comfortable separate reception space away from the open plan kitchen and dining room. A broad front facing bay window and feature fireplace form the principal architectural features, while glazed double doors connect the room with the dining area. Its generous proportions allow the space to accommodate both relaxed everyday use and larger gatherings.



The pantry

The pantry provides a particularly useful secondary preparation area alongside the main kitchen. Fitted units, work surfaces and integrated wine fridge increase the practicality of the ground floor, making the space well suited to additional food storage and preparation.



The utility

The utility supports the main kitchen with additional fitted storage, work surfaces, a sink and space for laundry appliances. A glazed external door provides direct access to the garden, making the room practical for everyday household tasks. Its position beside the open plan kitchen keeps functional areas conveniently grouped together without intruding on the principal living space.



The cloakroom

The cloakroom is arranged immediately off the entrance hall and provides a convenient facility for guests. It contains a WC and a wall mounted wash basin, with contrasting wall tiling defining the basin area. Its accessible ground floor position serves both the principal reception room and the open plan kitchen and dining space.



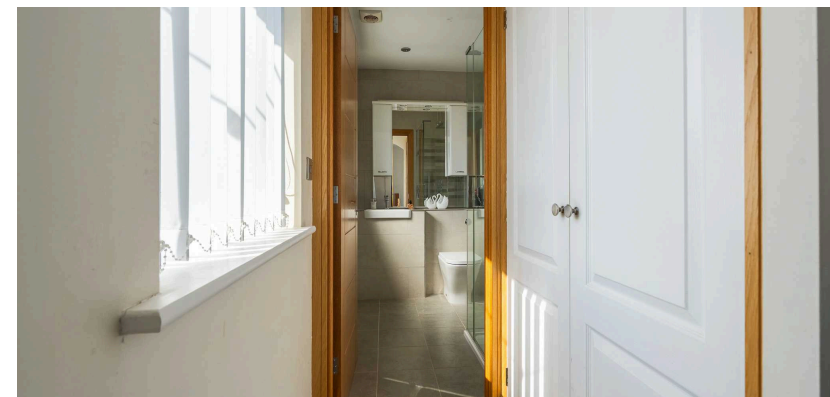
The landing

The first floor landing connects all four bedrooms and the shower room around a central staircase. Timber doors provide a consistent finish throughout the circulation space and the layout gives each bedroom independent access and keeps the principal bedroom accommodation clearly organised.



The primary bedroom and en suite

The primary bedroom offers excellent proportions and includes fitted wardrobes along one wall. Air conditioning provides additional comfort, while a second built-in wardrobe area gives additional space for dressing. Its private en suite contains a fully fitted walk in shower, vanity basin and WC, giving the room the independence and practicality of a principal suite.







The second bedroom

The second bedroom is a generously proportioned retreat with a broad window overlooking the rear of the home. Fitted wardrobes provide extensive clothes storage without compromising the main floor area. The room also benefits from air conditioning and direct access to its own en suite shower room, creating a well equipped principal suite.



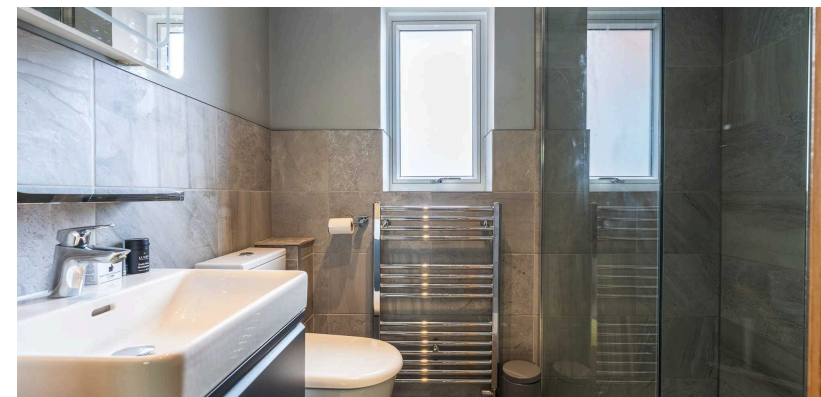
The second bedroom en suite

The second en suite is finished with large format wall tiling and contains a fully fitted walk in shower. A wall mounted vanity unit incorporates the wash basin, accompanied by a WC and heated towel rail.



The third bedroom and en suite

The third bedroom is another substantial double room with fitted wardrobes and its own air conditioning unit. A rear facing window serves the sleeping area, while direct access leads into a private en suite. The en suite incorporates a walk in shower, vanity basin, WC and heated towel rail, creating comfortable accommodation for family members or guests.





The fourth bedroom

The fourth bedroom is a well proportioned double room with fitted wardrobes providing practical storage. A rear facing window overlooks the garden, while air conditioning and recessed LED spotlights enhance the specification. Its comfortable proportions allow it to function as a permanent bedroom while retaining sufficient flexibility for occasional guests or alternative uses.



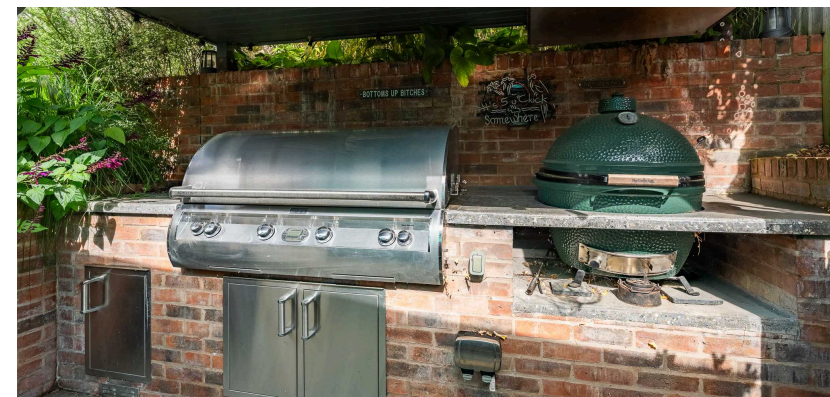
The shower room

The separate shower room complements the three en suites and brings the total number of shower rooms to four. Its contemporary arrangement includes a walk in shower, vanity basin, WC and heated towel rail.



The BBQ area

The covered outdoor kitchen creates an exceptional space for cooking and entertaining throughout the warmer months. It incorporates a four burner gas grill, alongside a substantial preparation surface and further cooking equipment. Integrated lighting and the permanent covered structure make this a highly distinctive extension of the home's living space.

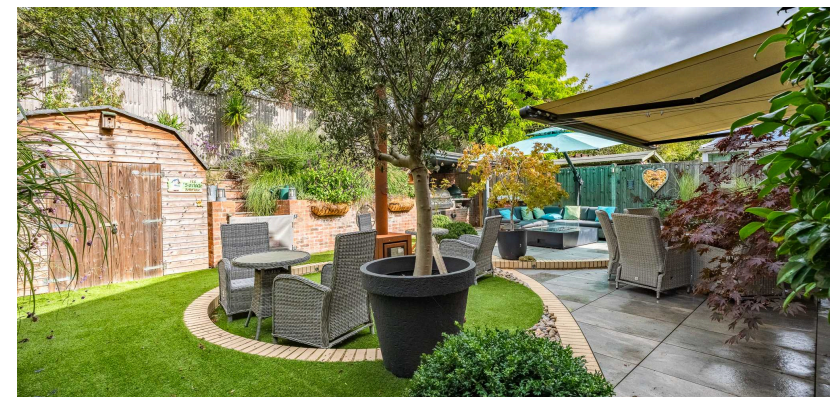






The garden

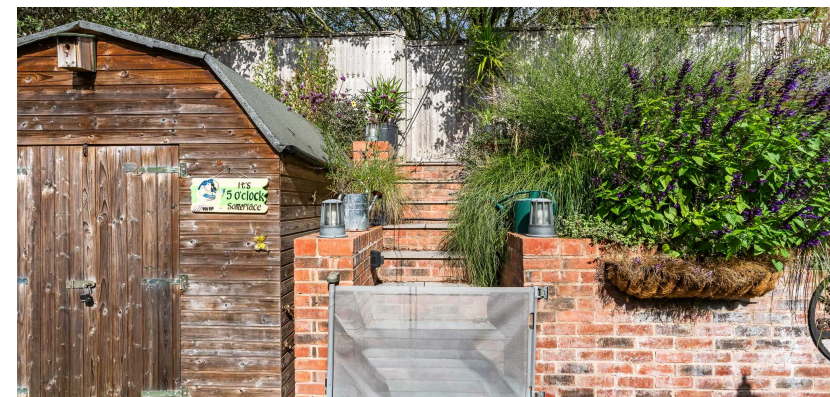
The beautifully landscaped rear garden has been designed with outdoor living and entertaining firmly in mind, offering a succession of distinct spaces arranged around paved terraces and a gently curving lawn. Established trees, colourful planting, raised brick borders and neatly finished gravel beds create an attractive sense of enclosure, while a timber shed provides practical garden storage.







Immediately outside the open plan kitchen and dining room, the principal terrace is sheltered by a five metre electrically operated Markilux canopy with integrated lighting and patio heaters. A separate Italian made four metre cantilever parasol provides further shelter, allowing different parts of the garden to be enjoyed throughout the day. The covered outdoor kitchen completes an exceptionally well equipped setting for dining, relaxing and entertaining.







The driveway and parking

The front of the home provides off road parking for up to four cars across a broad paved driveway. A covered carport offers additional sheltered parking alongside the property and incorporates double doors leading into a store room and onto the utility.

Location

Wyre Piddle is an established Worcestershire village surrounded by attractive countryside and positioned within reach of Pershore. The village offers a welcoming rural setting, with a village pub just a short walk away, while remaining convenient for everyday amenities in the surrounding area. Pershore provides a broader selection of shops, services, leisure facilities and schooling, together with rail connections for travel further afield. Road links connect the village with Worcester, Evesham and the wider Worcestershire network. The location is well suited to purchasers seeking village life with access to nearby market towns, countryside walks and the county's principal commercial and recreational centres.

Services

The property benefits from mains electricity, gas, water and drainage, together with a comprehensive security alarm and CCTV system allowing for remote monitoring.

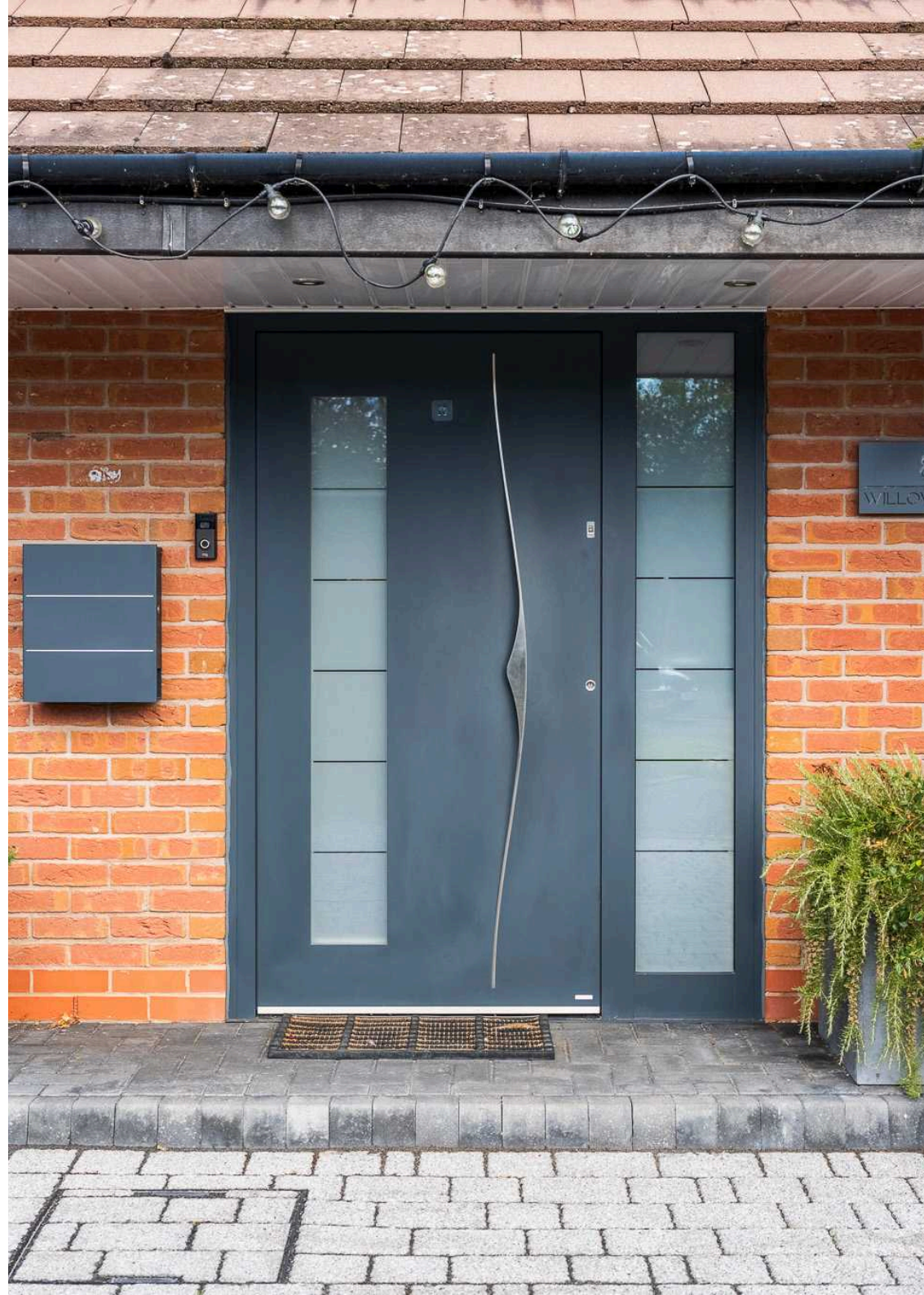
Broadband Speed: Ultrafast broadband available. Download speeds up to 2300 Mbps and upload speeds up to 2300 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, Three, Vodafone and O2 (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.

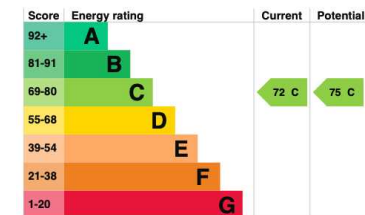
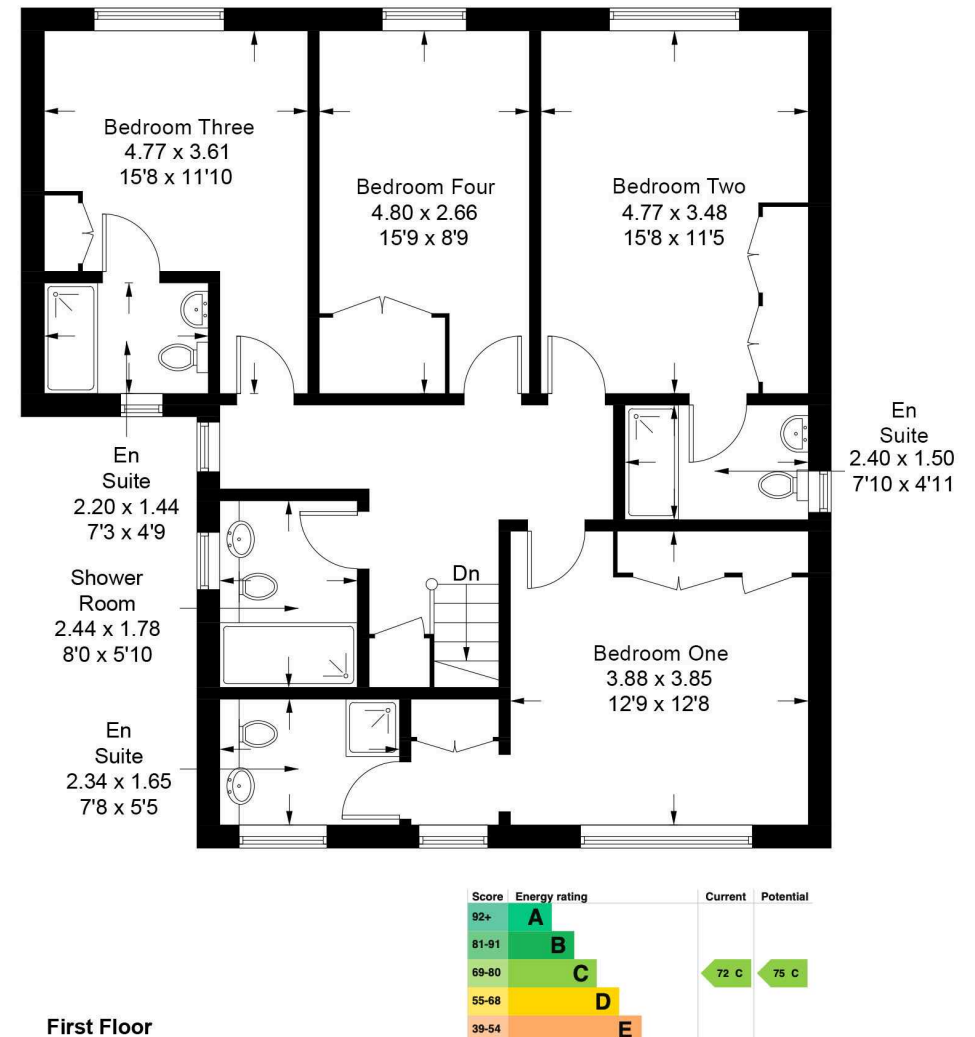
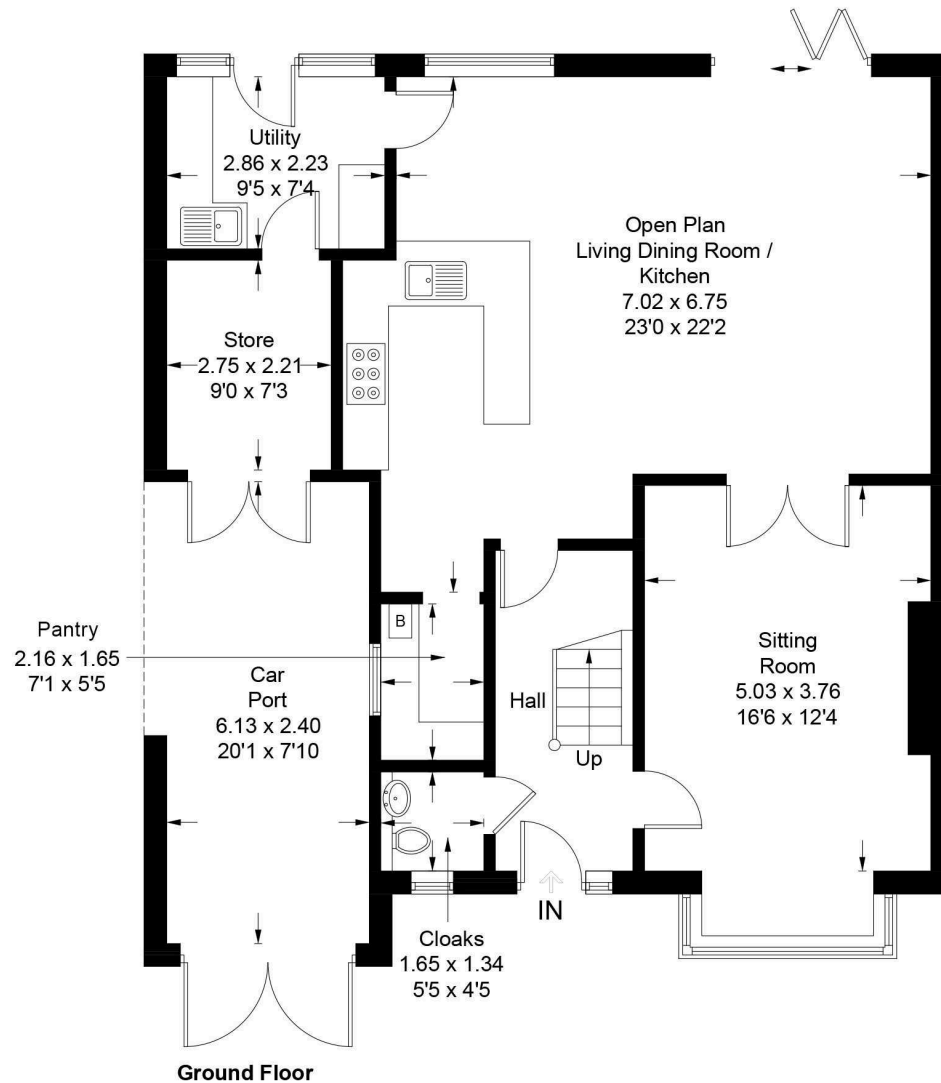
Council Tax

The Council Tax for this property is Band F



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Approximate Gross Internal Area = 182.8 sq m / 1968 sq ft
(Excluding Carport)



This plan is for guidance only and must not be relied upon as a statement of fact.



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