



# The Willows

Asking Price: £475,000

- Characterful former farmhouse set in the semi-rural Worcestershire village of Throckmorton
- Extensive plot extending to approx. 0.5-acres and incorporating generous gardens, driveway parking, and a separate paddock
- Entrance porch, leading to a hallway with attractive tiled flooring and open staircase climbing to the first floor
- Galley-style kitchen with a range of modern fitted cupboard units and oak worktops. Dual aspect windows, overlooking rear gardens
- Generous dining room with laminate wood effect flooring, solid fuel burner, and a glazed door leading to the enclosed rear patio and gardens
- Spacious lounge with a feature fireplace and solid fuel burner and large window overlooking the front gardens
- Conservatory with tiled flooring, exposed red brick walls and an outlook, from two sides, onto the gardens beyond
- Upstairs accommodation comprising two extremely generous double bedrooms, each with ample en-suite facilities

**Nigel Poole  
& Partners**

# The Willows

## Throckmorton

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The Willows – A Welcoming Former Farmhouse with Space, Warmth, and a Village Setting Tucked within the peaceful semi-rural village of Throckmorton, The Willows offers the perfect balance of character and comfort, standing proudly within grounds of approximately half an acre. Once a working farmhouse, the property retains the charm of its heritage while providing the modern amenities essential for today's lifestyle. A broad tarmac driveway, with mature trees and hedging, leads via a pergola covered path to the entrance porch, where you step inside to a hallway adorned with original-style tiled flooring. The open staircase rises gracefully to the first floor, while light from the surrounding windows sets a welcoming tone. The rear of the home features a galley kitchen with dual aspect windows and fitted with a range of modern cupboards, oak worktops, and views onto the rear garden. The dining room, with its warm wood-effect flooring, solid fuel burner, and glazed door to the patio, is ideal for gathering with family or friends, while the spacious lounge offers a further retreat, its feature fireplace and large front-facing window inviting long, relaxed evenings. For moments of quiet contemplation, the conservatory, with tiled floor, exposed red brick walls, and dual garden views, offers an all-season connection to the outdoors. Upstairs, two generous double bedrooms each benefit from their own en-suite facilities, ensuring privacy and convenience. Outside, the property opens to an expansive garden, where lawn, mature planting, and a separate paddock create opportunities for leisure, or keeping small animals. Storage sheds provide practical space, while established trees offer natural privacy. The Willows is more than a house, it is a home where the warmth of village life meets the freedom of space, all within easy reach of Worcestershire's market towns and countryside walks.

### About Throckmorton

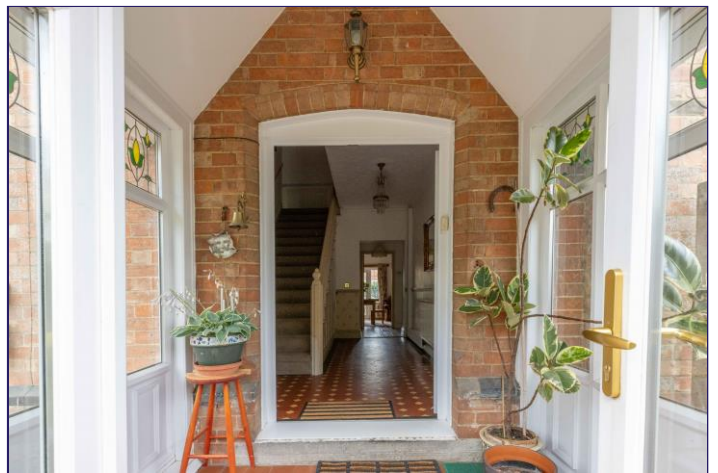
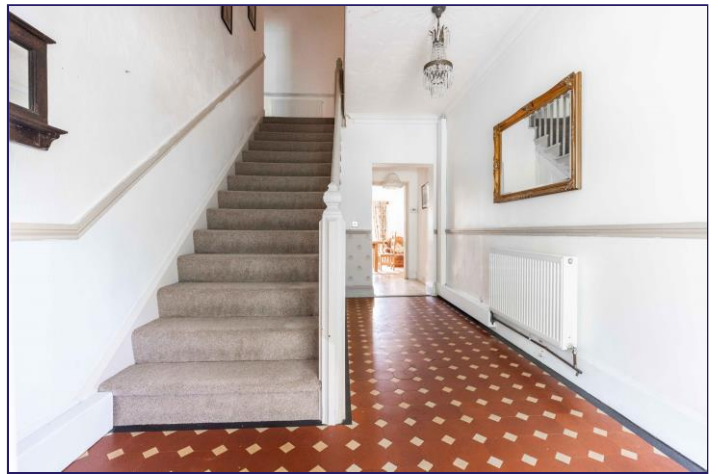
Nestled among open farmland and gently undulating Worcestershire countryside, Throckmorton is a small, close-knit village that offers a slower pace of life without sacrificing convenience. Its origins stretch back centuries, with historic farmsteads and traditional cottages dotted along quiet lanes, creating a timeless rural atmosphere. Residents enjoy easy access to the neighbouring market towns of Pershore and Evesham, both offering excellent independent shops, cafés, and cultural events. The area is also well served by road links to Worcester, Stratford-upon-Avon, and the Cotswolds, making it an appealing choice for commuters seeking countryside living. Surrounded by scenic walking and cycling routes, Throckmorton is a haven for those who appreciate fresh air, wildlife, and the changing beauty of the seasons, while still remaining within easy reach of schools, amenities, and rail connections to Birmingham and London.

### Additional Information

An overage clause will be included within the terms of sale, whereby the seller will be entitled to receive 30% of any uplift in value, should planning approval be granted for development of the paddock, within the next 25 years. Please enquire for further information. We are advised by our client that this property currently has a shared water supply, through the adjoining property, dating back to when they were a single farmhouse.



23 High Street, Pershore WR10 1AA



# Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third part supplier to undertake these to ensure checks are HMRC compliant. The cost of these checks is £60 including VAT and is non-refundable. The charge covers the cost of obtaining relevant data, any manual checks and monitoring which may be required. This fee will need to be paid, and checks completed in advance of the issuing of a memorandum of sale.

# Disclaimer

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**MISREPRESENTATION ACT 1991**

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