



Little Holme
, Pendock, GL19 3PQ
£800,000

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This luxury detached house offers an exceptional living experience, spanning approximately 2,000 square feet, the property boasts four generously sized double bedrooms, each with its own en-suite facilities.

The heart of the home is a spacious open plan kitchen and living room, perfect for both entertaining guests and enjoying family time. In addition to this, the property features two further reception rooms, a utility area, and a convenient WC, providing ample space for everyday living.

This modern residence is equipped with air source heating and photovoltaic panels, making it both energy-efficient and environmentally friendly. The aluminium double glazing enhances insulation and security.

A further 5 acres of land (approx) , stables and menage available attached to the property, available by separate negotiation to buy/rent





Services

Mains electricity and water, private drainage (new treatment plant). Air source central heating, underfloor to ground floor, radiators to first floor. PV panels for own consumption (No FIT). . Cat 6 cabling to every room. Aluminium double-glazed windows. Broadband: Fibre broadband is available but not yet connected The property comes with a 10-year new build warranty.

Location

The pretty village of Pendock is situated on the Worcestershire/Gloucestershire borders. Pendock itself has a popular primary school whilst the neighbouring village of Staunton (1 mile) also has a Primary school, community pub, doctors, car garages and a village store.

There is convenient access to the motorway network via junction 2 of the M50 only 2 miles away and there are renowned schools close by, in Colwall, Malvern and Cheltenham.

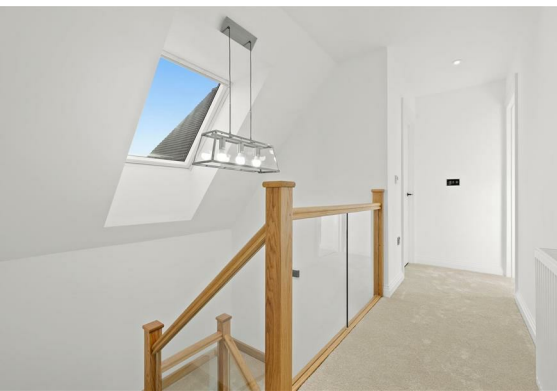
M50 (junction 2) 2 miles, Ledbury 7 miles, Tewkesbury 8 miles, Cheltenham 15 miles (Distances approximate)

Footpath

A public footpath crosses the paddock from the arena, entering from the Pendock road.

Tenure

Freehold



Floor Plan

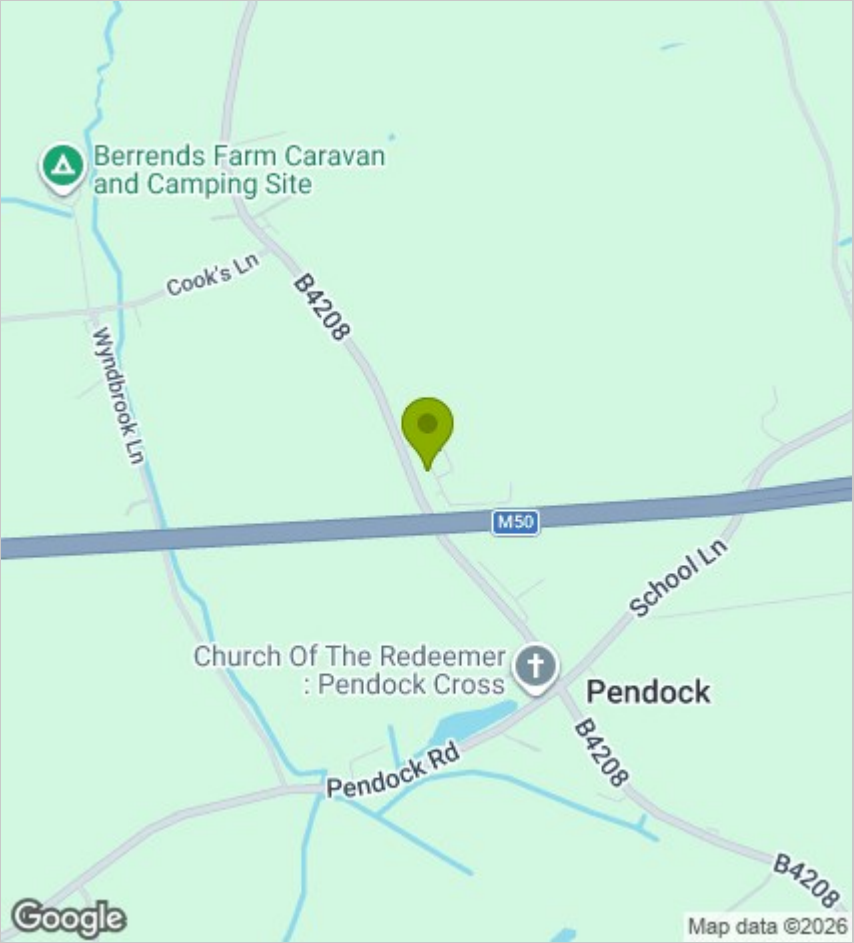


Viewing

Please contact our Appleby`s Office on 01452 690553 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

