



Field House Evesham Road, Fladbury

Pershore

Guide Price £800,000



Field House Evesham Road

Fladbury, Pershore

- Substantial detached country residence extending to approximately 3,198 sq ft of versatile accommodation
- Occupying approximately 1.12 acres of beautifully established gardens and adjoining paddock land
- Four double bedrooms, including two with en suite facilities
- One principal bedroom benefiting from a private balcony overlooking the gardens and grounds
- Impressive 30ft kitchen/breakfast room providing an excellent space for family living and entertaining
- Dedicated ground floor office room, and a separate bar
- Mature landscaped gardens featuring a large entertaining terrace, pergola seating area and specimen planting
- Magnificent mature willow tree creating a striking focal point within the grounds
- Attractive semi-rural setting with convenient access to surrounding towns, villages and transport links
- Extensive block paved driveway offering generous off-road parking

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

Situated on Evesham Road in a desirable semi-rural setting, Field House is a substantial detached family residence occupying approximately 1.12 acres of gardens and paddock land with independent access, offering around 3,198 sq ft of versatile accommodation together with an exceptional detached ancillary building, extensive driveway parking and beautifully established grounds. Combining generous family living space with excellent home working potential, this impressive property enjoys a wonderful balance of privacy, mature grounds and countryside surroundings.

The accommodation begins with a welcoming entrance hall providing access to the principal reception rooms. At the heart of the home is an impressive kitchen/breakfast room extending to over 30ft in length, offering extensive worktop space, fitted cabinetry and a central island, creating an ideal environment for both everyday family life and entertaining. The spacious sitting room enjoys attractive views across the rear gardens and provides an excellent principal reception space, whilst the separate dining room is perfectly suited to formal dining and family gatherings.

Further enhancing the versatility of the accommodation is a dedicated home office, ideal for those working remotely or requiring study space, together with a separate bar room creating an excellent space for entertaining and social gatherings. A practical utility room and two separate cloakrooms complete the ground floor accommodation.





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To the first floor are four well-proportioned double bedrooms. Two bedrooms benefit from en suite facilities, whilst the remaining bedrooms are served by a family bathroom and separate shower room. One of the principal bedrooms enjoys access to a private balcony overlooking the gardens and grounds, providing an attractive vantage point across the property's mature setting.

A particular feature of the property is the exceptional detached garage and ancillary building positioned within the grounds. The ground floor comprises a substantial double garage, workshop and playroom, whilst the first floor provides a generous office and separate storage room. Offering a significant amount of additional accommodation, the building is ideally suited to a variety of uses including home business premises, studio space, hobbies, gym facilities, games room or general ancillary purposes, subject to any necessary consents.

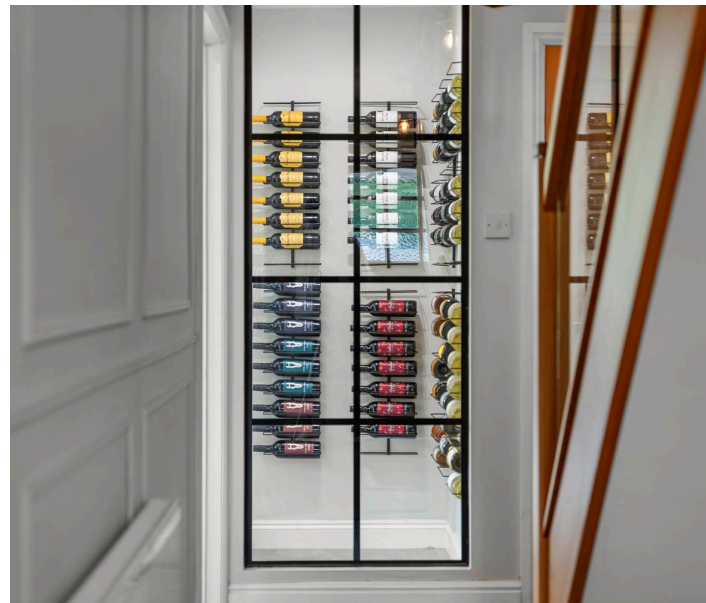


Externally, Field House continues to impress with beautifully established gardens and grounds. Immediately to the rear of the property is an extensive paved terrace providing ideal space for outdoor dining and entertaining, together with a covered pergola seating area surrounded by mature planting. Beyond lies a large lawned garden featuring specimen trees, established borders and a magnificent mature willow tree which creates a striking focal point within the landscape.

Beyond the formal gardens is an adjoining paddock which significantly enhances the property's appeal, providing valuable additional outdoor space suitable for a variety of recreational and lifestyle uses. The grounds as a whole enjoy a high degree of privacy and create a wonderful setting for the house.

The property occupies a convenient position on Evesham Road, surrounded by attractive Worcestershire countryside whilst remaining accessible to nearby towns and villages offering a range of everyday amenities, schooling and transport links. The surrounding area provides excellent opportunities for walking, cycling and outdoor pursuits, making Field House ideally suited to those seeking a rural lifestyle without isolation.

Despite its attractive semi-rural setting, the property is exceptionally well positioned for commuters, with both Pershore and nearby Evesham railway stations offering regular direct services to London Paddington. This provides convenient access to the capital whilst allowing residents to enjoy the benefits of a rural Worcestershire lifestyle, making the property particularly appealing to those balancing country living with professional commitments in London.

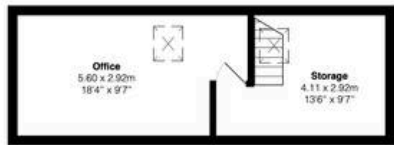








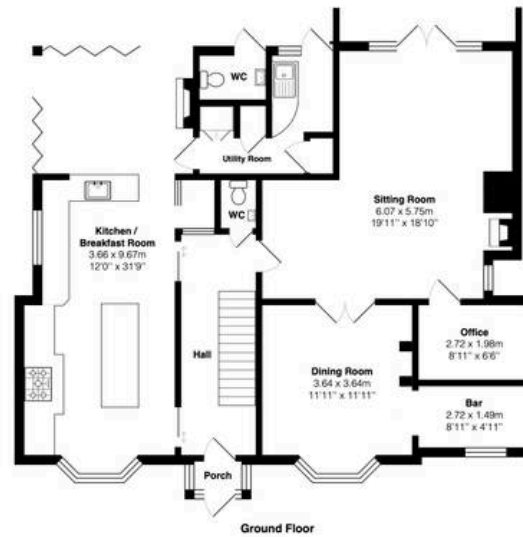




First Floor



Ground Floor



Ground Floor

Total Area: 297.1 m² ... 3198 ft²
 All measurements are approximate and for display purposes only



First Floor