



# Lodges & Caravans

FOR SALE



House no 12 The Keepers, Bowbrook Lodges, Worcester Road, Pershore,  
WP10 2DY  
Price £240,000

- 2 cosy bedrooms
- 840 sq ft lodge
- Nestled in 30 acres
- Stunning Cotswold views
- Dog-friendly environment
- 2 modern bathrooms
- Built in 2024
- Nature reserve on-site
- 1 mile gravelled path
- Year-round relaxation

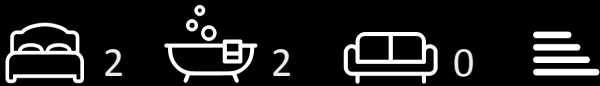
# House no 12 The Keepers, Bowbrook Lodges, Worcester Road, Pershore WR10 2DX

Welcome to The Keepers at Bowbrook Lodges, a charming two-bedroom lodge located on Worcester Road in the picturesque town of Pershore. This delightful property, built in 2024, spans 840 square feet and is nestled within 30 acres of stunning natural beauty, including woods, orchards, and a nature reserve. The serene environment is perfect for those seeking relaxation and a connection with nature.

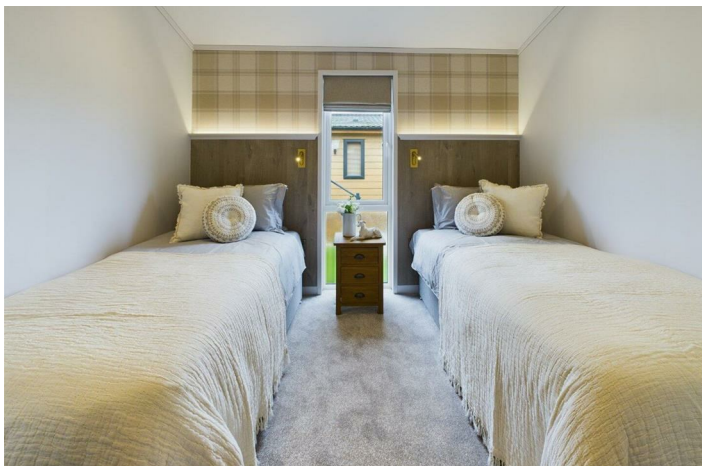
The lodge features two well-appointed bathrooms, ensuring comfort and convenience for you and your guests. With a 12-month licence, you can enjoy year-round access to this idyllic retreat, making it an ideal escape at any time of the year. The site is designed with open spaces, allowing for leisurely strolls and exploration of the surrounding landscapes, including a one-mile gravelled path perfect for exercise and dog walking.

Bowbrook Lodges is not just a home; it is part of a growing community where you can enjoy the company of fellow residents over a cup of coffee while soaking in the breathtaking views towards the Cotswolds. The area is a haven for wildlife enthusiasts, with opportunities to observe Roe deer, Herons, and various birds of prey in their natural habitat.

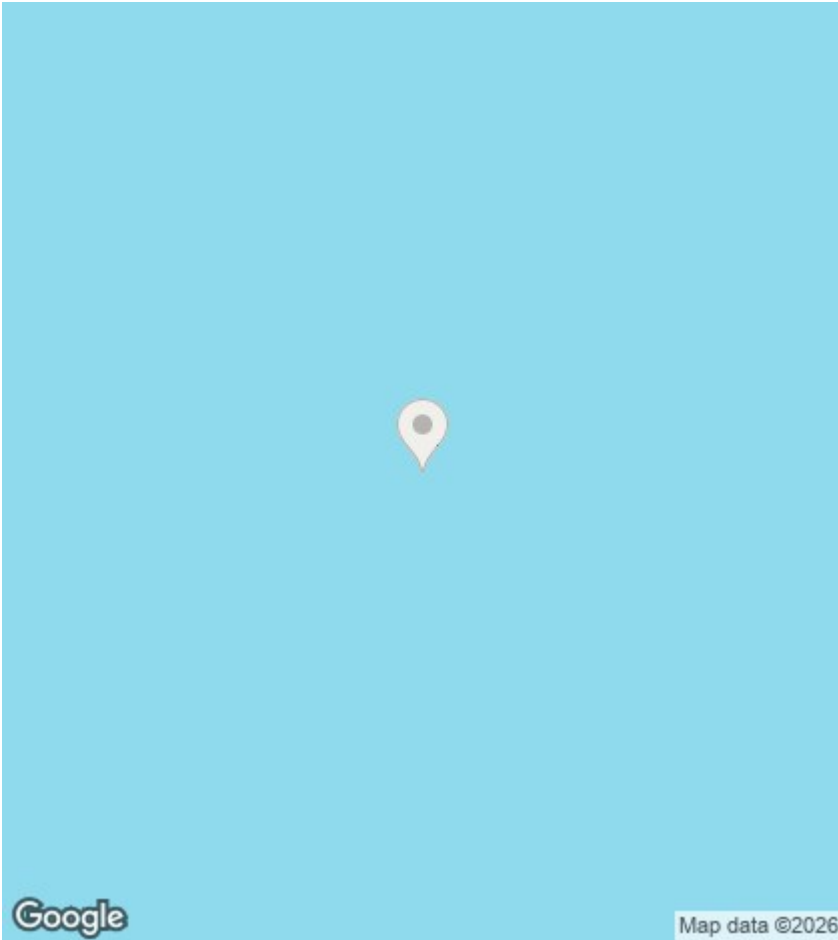
The commitment to sustainability is evident, with a solar installation providing 70% of the electricity and over 3000 trees planted to enhance the environment. This family-run business has a rich history, having been established in 1937, and continues to thrive under the care of the Jaques family.



Council Tax Band: Exempt







## Directions

## Viewings

Viewings by arrangement only. Call 07500 874938 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	