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**Andrew
Grant**



220 Farleigh Road



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Pershore, WR10 1LY

A south facing garden, conservatory and dedicated study area bring space for relaxation and home working within walking distance of Pershore town centre.

3 Bedrooms | 2 Bathrooms | 3 Receptions | Parking for at least two vehicles

This semi-detached home on Pershore's Abbey Estate combines a full-width rear living room with a conservatory opening onto the garden. A separate dining room extends into a study area, while the fitted kitchen sits at the front of the home. Upstairs, three bedrooms include a primary bedroom with fitted storage and an en suite, complemented by a family bathroom and ground floor cloakroom. The manageable south facing garden offers lawn and seating areas, with a driveway to the front.

1136 sq ft (105.5 sq m)

Freehold

The ground floor

White panelled cabinetry and contrasting work surfaces give the kitchen a clean, coordinated finish, with mosaic splashbacks adding colour. A leaded front window sits above the stainless steel sink, while the fitted arrangement includes tall storage and space for freestanding appliances.

Spanning the width of the house, the living room has space for distinct seating areas, with rear glazing overlooking the garden. A glazed door connects directly to the conservatory, extending the reception space towards the south facing outside area.

A leaded bow window gives the dining room an attractive outlook to the front, with room for a family dining table. An opening connects to the study area beyond, providing a dedicated workspace alongside the main reception rooms.





The conservatory brings a close connection to the garden, with glazing above a brick base and decorative leaded upper panes. French doors open onto the decking, creating an inviting extension to the living room with views across the lawn.

Half-height painted panelling adds character to the entrance hall, where the staircase rises to the first floor. A useful cupboard beneath the stairs provides storage, while the hall connects the kitchen, dining room and rear living room.

The ground floor cloakroom is accessed from the entrance hall and fitted with a white pedestal wash basin and WC. Its separate position complements the two bathrooms upstairs.





The first floor

Two rear windows brighten the primary bedroom, which combines space for a double bed with a fitted double wardrobe. Its private en suite has a large enclosed shower, pedestal basin and WC, finished with dark tiling and contrasting mosaic accents.

The second bedroom is a double room overlooking the front of the property through a broad leaded window. Its straightforward layout leaves space for a bed and additional bedroom furniture.

The third bedroom is a single room that could also serve as a dressing room or an additional workspace, depending on household needs.

A corner spa-style bath with an overhead shower is the main feature of the family bathroom, framed by mosaic tiling. A long vanity unit incorporates the basin and WC, while a broad mirror extends above the counter top.





The garden and parking

The south facing rear garden combines a decked seating area beside the conservatory with a paved terrace and lawn divided by a central gravel path. Fenced boundaries and gated side access complete this manageable outdoor space, with a further seating area towards the rear.

The hard landscaped frontage provides driveway parking for at least two vehicles. A paved approach leads to the sheltered entrance beneath the tiled canopy, while a gate at the side of the house gives access to the rear garden.





Location

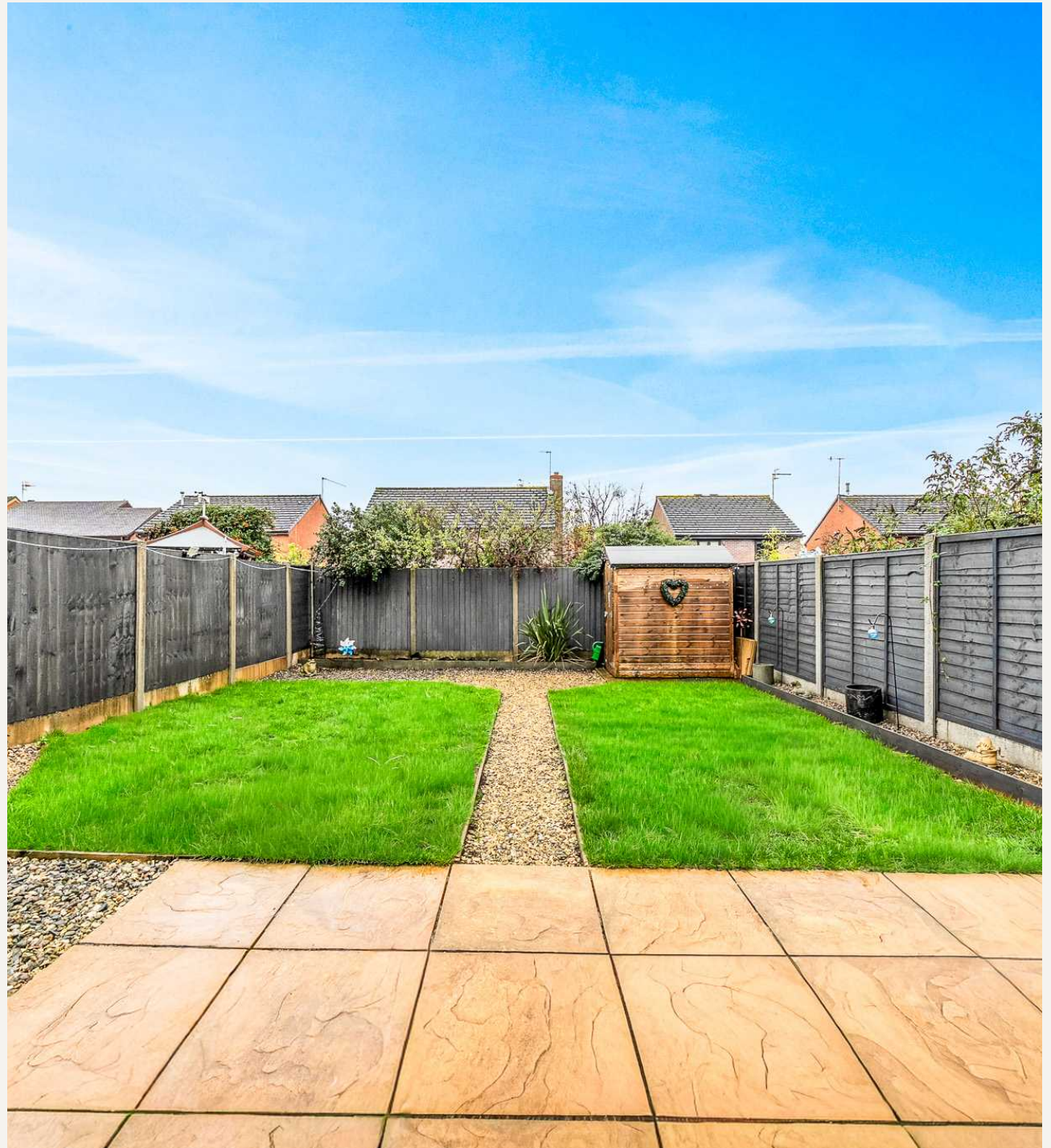
Farleigh Road forms part of Pershore's established Abbey Estate, placing this home within walking distance of Abbey Park and the town centre. The setting combines residential surroundings with access to the town's historic streets.

Pershore's centre offers independent shops, an undercover market, pubs and restaurants. Its Georgian High Street and nearby Pershore Abbey give the town a distinctive character, with everyday amenities available locally.

Local education includes Abbey Park Primary School and Pershore High School. These provide options within the town for families considering primary and secondary schooling.

Pershore railway station provides services towards Worcester, Oxford and London Paddington, supporting travel across the region and beyond. Road connections also link the town with neighbouring centres and the wider Worcestershire area.

Abbey Park offers open lawns, play areas and a community orchard. Further opportunities for walking and wildlife watching can be found at Avon Meadows, where footpaths and a boardwalk explore wetlands beside the River Avon.



Services

The property benefits from mains gas, electricity, water and drainage.

Broadband Speed

Ultrafast broadband available. Download speeds up to 10000 Mbps and upload speeds up to 10000 Mbps (source: Ofcom checker).

Mobile Coverage

Likely available from EE, O2, Three and Vodafone. (source: Ofcom checker).

Flood Risk

According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river flooding and very low risk for surface water flooding.

EPC

The EPC rating for this property is: TBC.

Council Tax

The Council Tax for this property is Band C.



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Approximate Gross Internal Area
Ground Floor = 56.0 sq m / 603 sq ft
First Floor = 49.5 sq m / 533 sq ft
Total = 105.5 sq m / 1136 sq ft

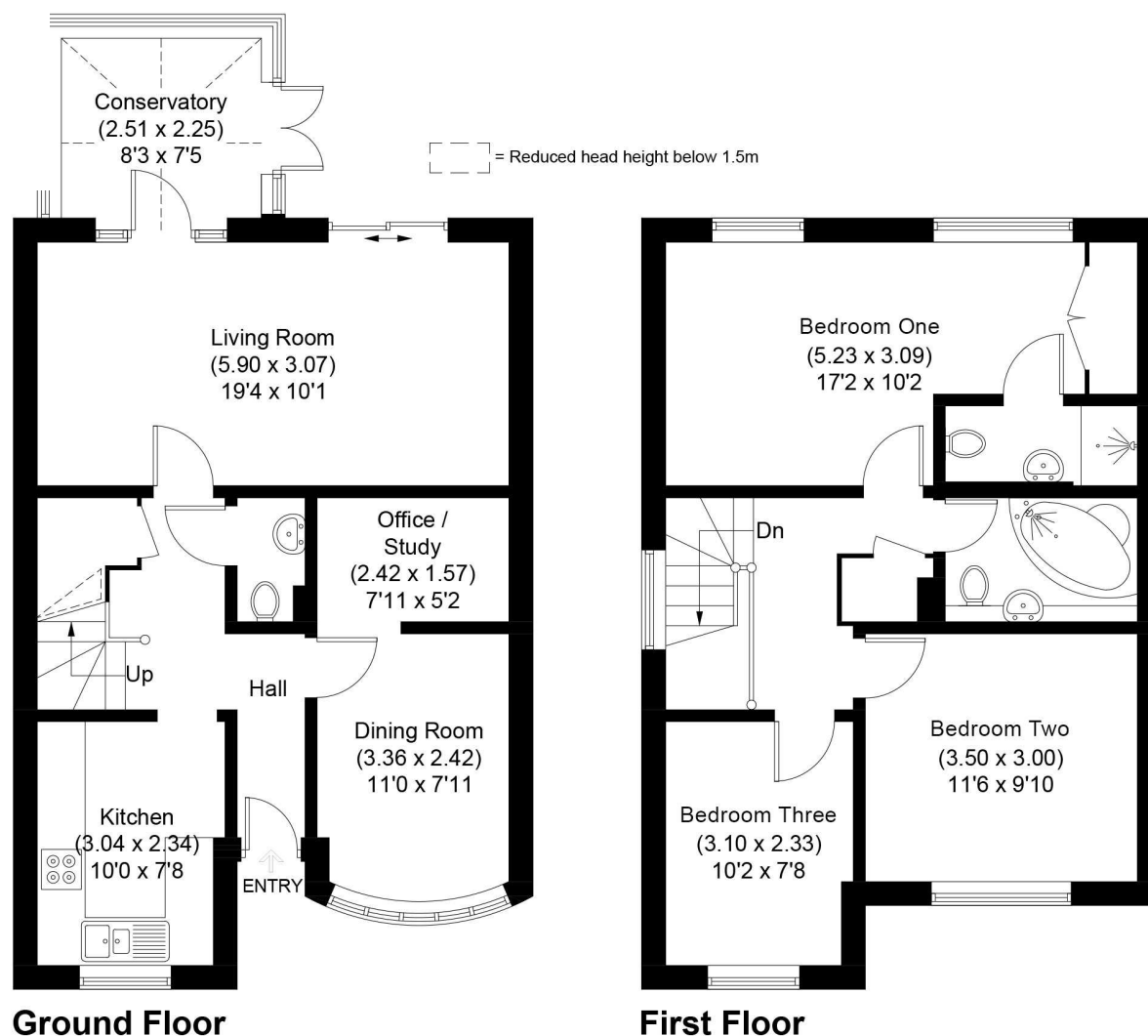


Illustration for identification purposes only, measurements are approximate, not to scale.



andrewgrant.com

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01905 734734 | hello@andrewgrant.com