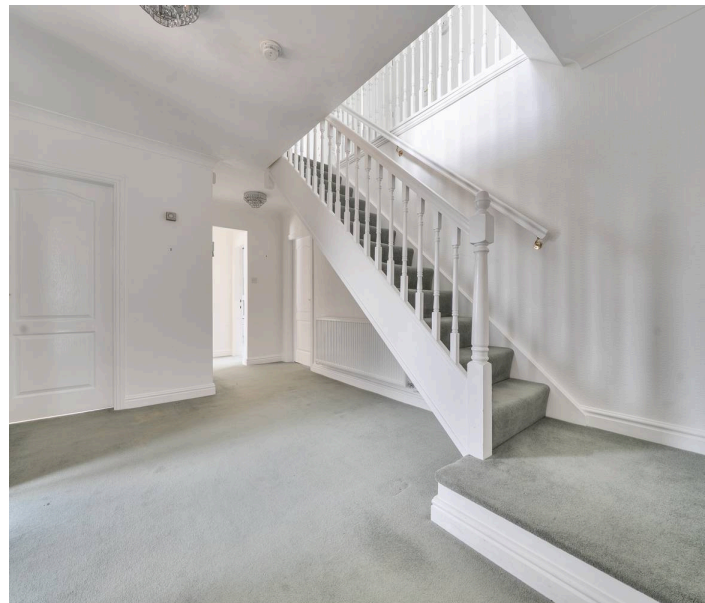




The Croft Wick Road, Little Comberton

Pershore

Offers Over **£575,000**



The Croft Wick Road

Little Comberton, Pershore

- Extensive gravelled frontage providing ample off road parking for numerous vehicles, together with a detached double garage and additional first floor storage room offering excellent versatility
- Welcoming and spacious reception hall with staircase rising to the first floor, complemented by a useful downstairs cloakroom/WC and separate study, ideal for home working or hobby use
- Exceptional principal reception room measuring over 22ft in length, filled with natural light and providing direct access to both the rear garden and impressive garden room.
- Separate formal dining room positioned conveniently alongside the kitchen, perfectly suited for both everyday dining and larger gatherings
- Bright and spacious garden room enjoying panoramic views across the beautifully maintained rear gardens, offering a superb year-round sitting area with seamless indoor and outdoor connection
- Well appointed fitted kitchen featuring an extensive range of wall and base units, generous work surface areas, integrated cooking appliances and ample space for informal family dining

- Practical utility room and substantial lean-to providing additional storage, laundry facilities and useful side access to the property
- Spacious first floor accommodation including four well proportioned bedrooms and two bathrooms, with the principal bedroom benefitting from fitted furniture and a modern en suite shower room.
- Beautifully maintained rear gardens enjoying an excellent degree of privacy, predominantly laid to lawn with established flower beds, mature shrubs, attractive brick edging and patio seating areas.
- Substantial and beautifully positioned four bedroom detached family home set within the highly desirable village of Little Comberton at the foot of Bredon Hill

An impressive and substantial four-bedroom detached family residence, occupying a generous plot within the highly desirable village of Little Comberton, enjoying spacious and versatile accommodation extending to approximately 2,285 sq ft, together with a detached double garage, extensive driveway parking and beautifully maintained rear gardens.

This attractive home is approached via a gravelled driveway providing ample off road parking for three to four vehicles and access to the detached double garage with additional first floor storage above. The property enjoys an imposing frontage and an excellent degree of privacy, creating a superb first impression within this sought-after village setting.

A covered entrance porch leads into the welcoming reception hall, a bright and spacious area with staircase rising to the first floor and access to the principal ground floor accommodation. There is also a useful downstairs cloakroom/WC and a separate study, ideally suited for home working or occasional use as a snug or hobby room.



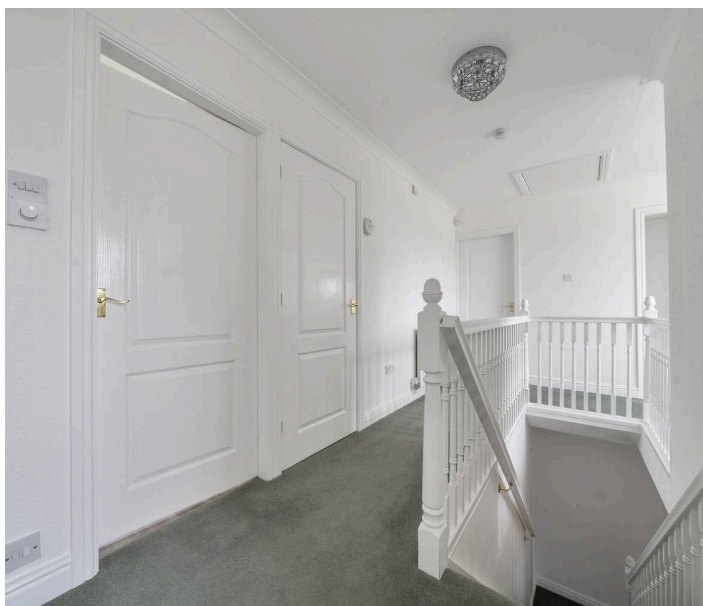
The main reception room is particularly impressive, measuring in excess of 22ft in length and enjoying an abundance of natural light together with direct access into both the garden room and rear garden. Beautifully proportioned and ideal for both relaxing and entertaining.

The separate dining room offers excellent formal entertaining space and connects conveniently to the kitchen. The garden room itself is a superb addition to the property, enjoying panoramic views across the rear garden and creating a wonderful year-round sitting area filled with natural light.

The fitted kitchen is well appointed with an extensive range of wall and base units, generous work surface space and integrated cooking appliances, together with ample room for everyday family dining. Positioned alongside is a practical utility room providing further storage and laundry facilities, together with access into the substantial lean-to which offers additional storage and useful side access.

To the first floor, a spacious landing gives access to four well-proportioned bedrooms and two family bathrooms. The principal bedroom is an excellent size and benefits from a generous range of fitted furniture together with a modern en suite shower room. Bedroom two also features extensive fitted wardrobes, whilst the remaining bedrooms provide flexible accommodation suitable for family members, guests or further home office space.

The family bathroom is fitted with a contemporary suite comprising a panel bath with shower over, wash hand basin and WC, finished with neutral tiling and modern flooring.



Externally, the rear garden is beautifully maintained and enjoys a high degree of privacy. Predominantly laid to lawn, the garden is complemented by established flower beds, mature shrubs, attractive brick edging and patio seating areas, creating an ideal outdoor environment for entertaining and family enjoyment. The garden room opens directly onto the garden, seamlessly connecting the indoor and outdoor living spaces.

The detached double garage provides excellent parking, storage or workshop potential and is further enhanced by a substantial first floor storage room above, offering excellent versatility subject to any necessary consents.

Little Comberton is a picturesque and highly sought-after Worcestershire village, beautifully positioned at the foot of Bredon Hill within the Cotswolds Area of Outstanding Natural Beauty. Rich in character and history, the village is renowned for its attractive period homes, charming country lanes and surrounding countryside walks. Despite its rural setting, the village remains conveniently located for Pershore, Evesham, Worcester and Cheltenham, all providing an excellent range of amenities, schooling and leisure facilities.

Pershore railway station and the nearby Worcestershire Parkway Station provide direct rail links to Worcester, Birmingham and London Paddington, whilst the M5 motorway is accessible via Junction 7 at Worcester, placing Birmingham, Bristol and the wider motorway network within comfortable commuting distance.

Tenure: FREEHOLD

EPC Rating: D

Local District Council: Wychavon

Council Tax band: G







Croft, Wick Road, Pershore, WR10

Approximate Area = 2285 sq ft / 212.3 sq m (excludes lean to)

Garage = 513 sq ft / 47.6 sq m

Total = 2798 sq ft / 259.9 sq m

For identification only - Not to scale

