



2 Pear Tree Way, Drakes Broughton
Persnore

Guide Price **£395,000**

 **JONES &
ASSOCIATES**
BESPOKE ESTATE AGENCY



2 Pear Tree Way

Drakes Broughton, Pershore

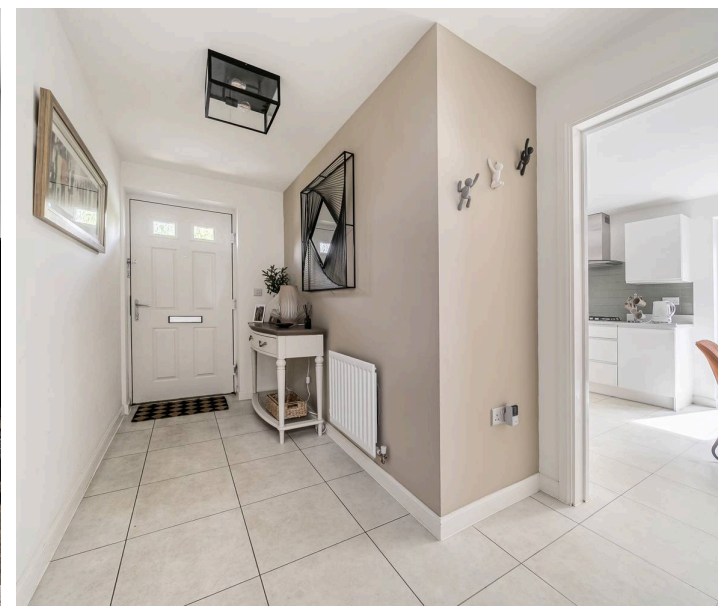
- Beautifully presented three bedroom detached family home finished to a high specification throughout. Formerly the development show home
- Spacious dual aspect living room featuring a contemporary fireplace and an abundance of natural light
- Stylish open plan kitchen dining room fitted with sleek modern units, integrated appliances and French doors onto the garden
- Generous principal bedroom benefiting from a dedicated dressing area and modern en suite shower room
- Two further well proportioned bedrooms ideal for family living, guests or home office use
- Contemporary family bathroom together with a convenient downstairs cloakroom
- Private driveway providing parking for up to three cars, and the garage also benefits from a glazed entrance door via the garden, and roof Velux window
- Landscaped rear garden offering a combination of lawn and patio seating areas ideal for entertaining
- Situated within the highly sought after Worcestershire village of Drakes Broughton with excellent local amenities and schooling
- Conveniently located for Pershore, Worcester, Worcestershire Parkway railway station and M5 motorway connections

Situated within the highly sought-after village of Drakes Broughton, this beautifully presented three-bedroom detached family home, formerly the development show home, offers high-specification and contemporary accommodation throughout, complemented by a generous driveway, garage and landscaped rear garden. Constructed in 2019, the property perfectly combines modern styling with practical family living, conveniently located for access to Pershore, Worcester and Worcestershire Parkway railway station.

The property is approached via a welcoming entrance hallway with useful downstairs cloakroom and staircase rising to the first floor. Positioned to the front of the property is an impressive dual aspect living room, beautifully presented and flooded with natural light from multiple windows. The room provides an excellent family living space, centred around a modern feature fireplace creating a warm and inviting focal point.

To the rear of the property is a superb open plan kitchen dining room, fitted with a range of sleek contemporary wall and base units complemented by integrated appliances, generous work surfaces and ample storage. The dining area comfortably accommodates a family dining table and benefits from French doors opening directly onto the rear garden, creating an excellent space for entertaining and everyday family living.

The first floor continues to impress with three well proportioned bedrooms and a modern family bathroom. The principal bedroom is particularly spacious and benefits from a dedicated dressing area together with a stylish en suite shower room. Bedroom two is a generous double room, whilst bedroom three provides an excellent guest bedroom, nursery or home office. The family bathroom is fitted with a contemporary white suite including bath with shower over, wash hand basin and WC.



Externally, the property enjoys a neatly maintained rear garden offering a combination of lawn and patio seating areas, ideal for outdoor dining and entertaining during the warmer months. To the front is private off-road parking together with access to the garage, providing additional storage or parking. Formerly utilised as the development's showroom office, the garage also benefits from a glazed entrance door via the garden, and roof Velux window, creating a brighter and more versatile space.

Drakes Broughton is a sought after Worcestershire village with excellent local amenities including a shop, post office, public house, adventure play park and St Barnabas CofE First and Middle School, whilst also falling within the catchment area for Pershore High School. Approximately three miles away is Worcestershire Parkway railway station offering direct links to London, Birmingham and Bristol, together with ample parking facilities.

The nearby Georgian riverside market town of Pershore offers a wide range of high street shops, supermarkets, an indoor market and leisure facilities. Junction 7 of the M5 motorway is also approximately five miles away, providing excellent commuting access both north and south. Worcester, Cheltenham and Stratford-upon-Avon are all within convenient reach, offering further shopping, dining, sporting and cultural amenities.

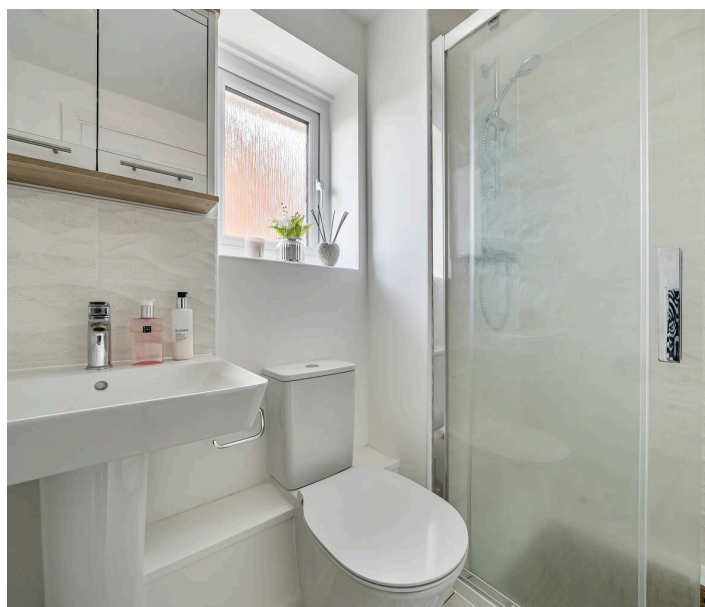
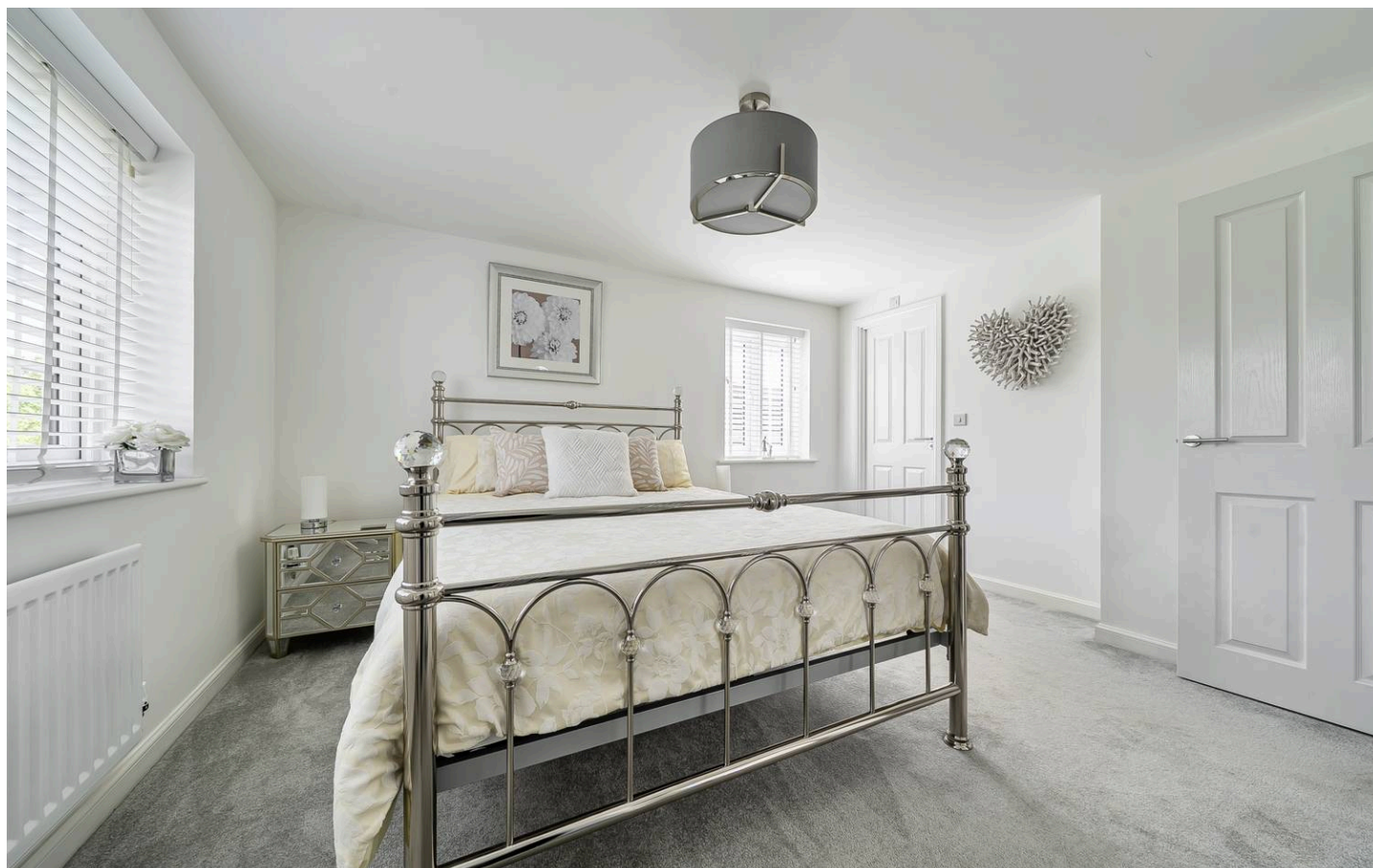
Tenure: FREEHOLD

EPC Rating: B

Local District Council: Wychavon

Council Tax band: E

Charges: The estate management charge for 2026 is £339.86 / annum





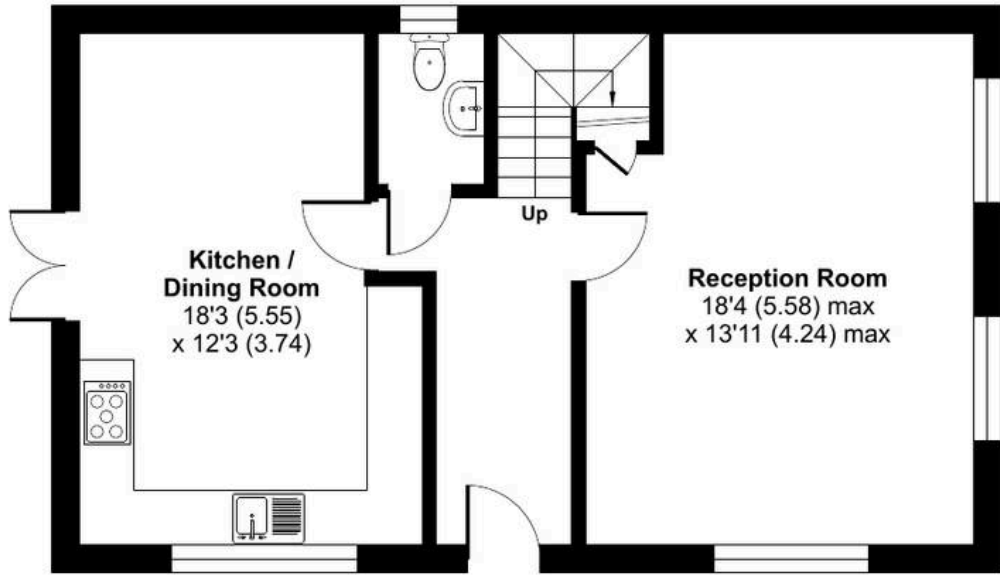
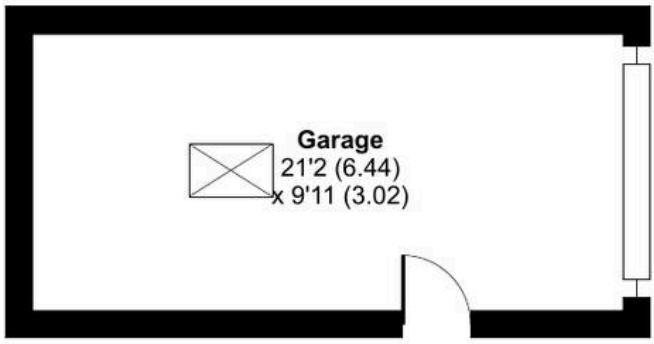
Pear Tree Way, Pershore, WR10

Approximate Area = 1172 sq ft / 108.9 sq m

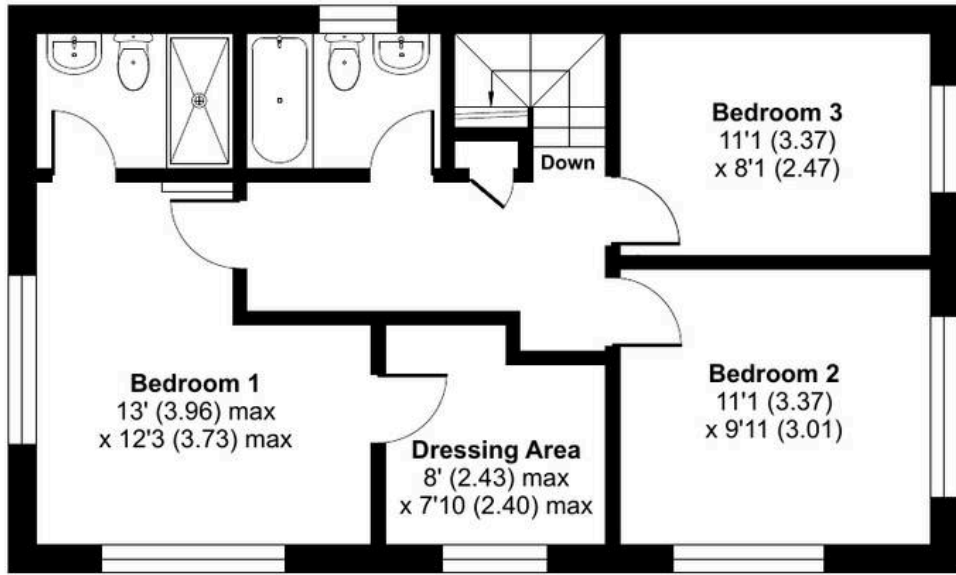
Garage = 209 sq ft / 19.4 sq m

Total = 1381 sq ft / 128.3 sq m


For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Jason Jones & Associates. REF: 1457986



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