



# 10 Willow Bank, Wyre Piddle

Pershore

Guide Price **£650,000**



## 10 Willow Bank

Wyre Piddle, Pershore

- Impressive four-bedroom detached residence extending to approximately 1,617 sq ft
- Occupying a generous plot approaching half an acre, with a stunning rear aspect backing onto a designated wildlife area and brook
- Three substantial reception rooms providing exceptional flexibility for formal entertaining, family living or multi-generational use
- Dedicated home office/study, perfect for remote working without compromising living space
- Spacious principal bedroom with built-in storage and contemporary en suite shower room
- Three further well-proportioned bedrooms served by a modern family bathroom with bath and shower over
- Well-appointed central kitchen with ample cabinetry, extensive work surfaces and space for everyday dining, complemented by a separate utility room with external access
- Double garage offering secure parking and excellent storage, with potential for further adaptation (subject to necessary consents)
- Expansive private driveway providing ample off-road parking
- Beautifully maintained rear garden predominantly laid to lawn, extending to a peaceful tree-lined wildlife area and brook

Nestled within the highly sought-after riverside village of Wyre Piddle, this impressive and substantial detached family home occupies a nearly half-acre plot and offers beautifully balanced accommodation extending to approximately 1,617 ft<sup>2</sup> (approx.). Combining spacious interiors, a versatile layout and a wonderful rear outlook, extending down to a designated wildlife area, this property presents an exceptional opportunity for families seeking both comfort and lifestyle.

Approached via a wide private driveway providing ample parking for multiple vehicles, the home enjoys an attractive red-brick façade with a double garage and a welcoming covered entrance. Internally, the property immediately conveys a sense of space and practicality, with well-proportioned rooms and a thoughtful flow ideal for modern family living.

The ground floor offers a superb range of reception spaces. A generous main reception room, complete with a feature brick fireplace, creates a warm and inviting focal point, perfect for cosy evenings or entertaining guests. A further reception room provides flexibility as a formal dining room, playroom or additional sitting room, while a third reception space to the rear offers views over the garden and can easily serve as a family room or garden lounge.

The kitchen is centrally positioned and well-appointed, featuring ample cabinetry, extensive work surfaces and space for everyday dining. Its layout ensures easy access to the adjoining utility room, which provides additional storage, laundry facilities and direct external access, ideal for busy households. A separate office/study offers a quiet workspace for those working remotely, ensuring practicality without compromising living space. A ground-floor WC further enhances convenience.

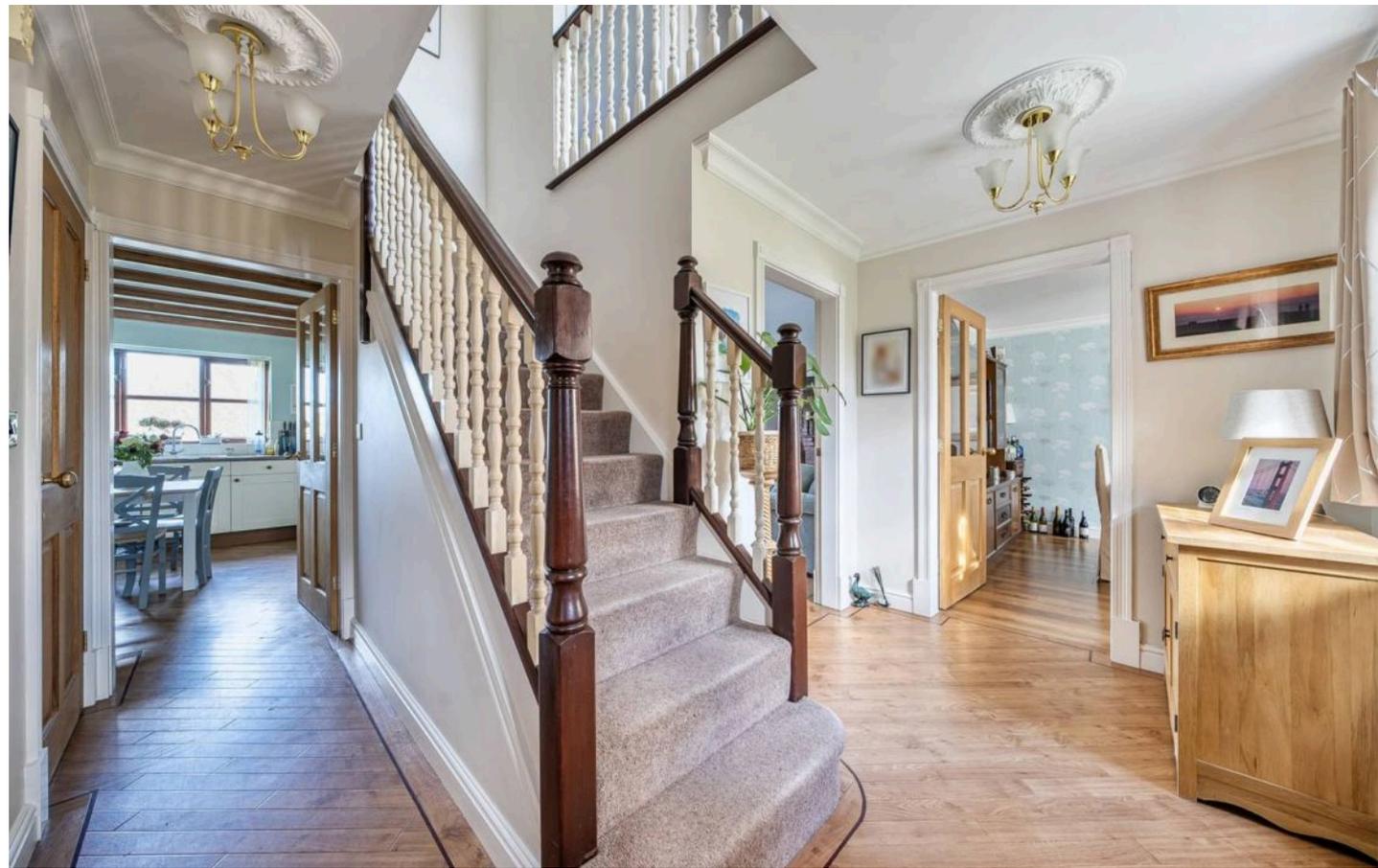


Upstairs, the property continues to impress with four well-proportioned bedrooms arranged around a central landing. The principal bedroom is particularly generous, benefitting from built-in storage and a stylish en-suite shower room. Bedrooms two and three are comfortable doubles, while bedroom four offers flexibility as a nursery, guest room or additional study. A modern family bathroom, fitted with contemporary sanitaryware and a bath with a shower over, serves the remaining bedrooms.

The rear garden is a standout feature of the home. Predominantly laid to lawn and extending to a peaceful, tree-lined boundary, the garden offers a high degree of privacy and a delightful natural backdrop. There is ample space for outdoor dining, children's play or simply enjoying the surrounding greenery. The garden extends down to a designated wildlife area, creating a wonderfully natural and ever-changing outlook. It is rich in activity, with regular visits from a cormorant often seen perched in the trees before heading down to the brook to feed. Swans occasionally rest here during the summer months, while kingfishers, muntjac and even the occasional falcon have all been spotted. The brook itself is home to fish and is suitable for fishing, adding to the unique appeal of this setting.

The double garage provides excellent storage or secure parking and may offer potential for further adaptation (subject to the necessary consents). The extensive driveway ensures plentiful off-road parking.

This outstanding home combines generous accommodation, versatile living spaces and a prime village location, making it ideally suited to growing families, multi-generational living or those seeking a lifestyle move within an attractive Worcestershire setting.



Wyre Piddle is a lovely riverside village, with the advantage of a bypass which prevents any through traffic. This village supports the local church and the Marina. There is a village riverside pub and walk to Pershore passing through the Wetland reserve conservation area.

The market town of Pershore, only two miles away, is Georgian styled and provides high street shopping facilities and supermarket together with an indoor market and leisure complex. The river Avon runs to the east of the town lending itself to scenic walks and leisure pursuits. There are two medical centres and hospital and town library, together with excellent educational facilities within the area. Pershore has Number 8 which is run by voluntary help and provides theatre activities, a cinema, ballet and yoga classes and is very much a part of Pershore community living.

Pershore train station or Worcestershire Parkway Station provide links directly to London Paddington or Worcester Shrub Hill travelling on to Birmingham. The motorway is approximately nine miles distant at Worcester junction 7 of the M5, bringing Birmingham to the north and Bristol to the south within commutable distance. Other main centres are Stratford-upon-Avon with the theatre and racecourse, Cheltenham with National Hunt horse racing and the Everyman Theatre and major main shopping facilities, Worcester with famous Cathedral and equally famous cricket club together with the River Severn and good shopping centre.

Tenure: Freehold

EPC Rating: C

Local District Council: Wychavon

Council Tax band: F









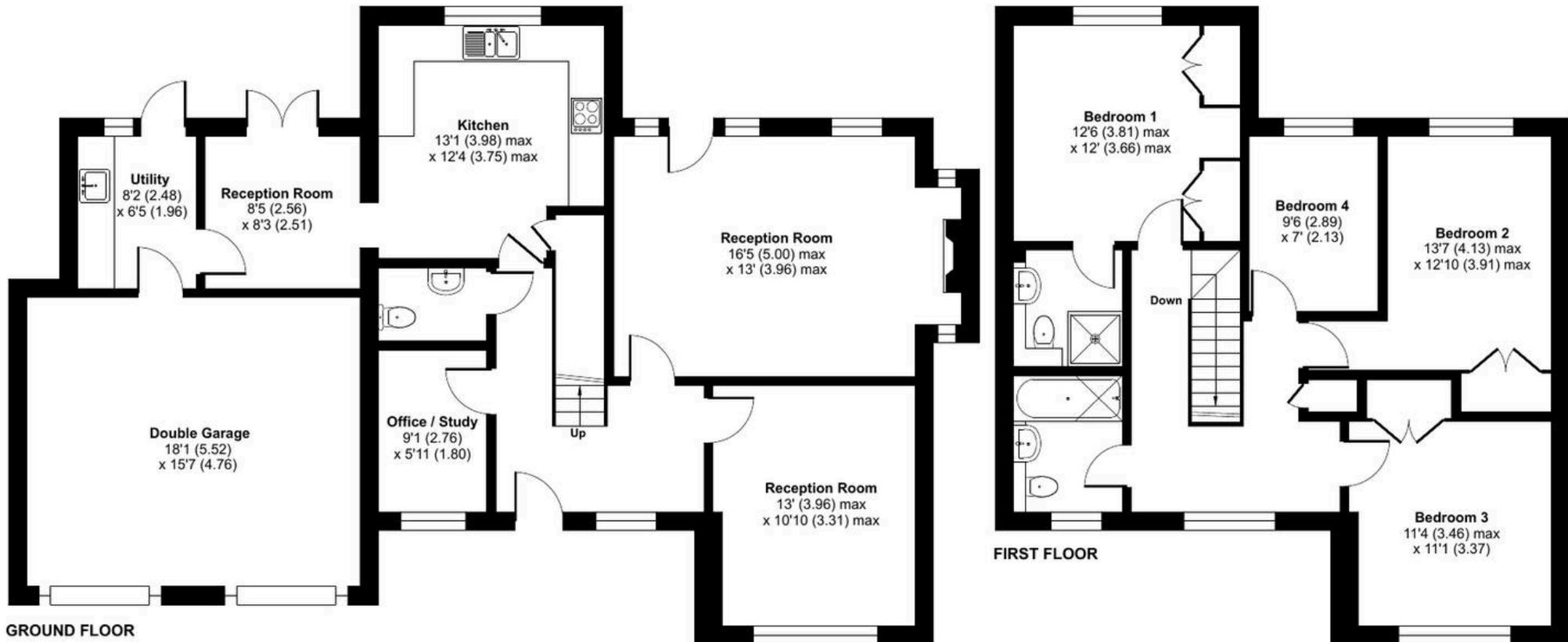
# Willow Bank, Wyre Piddle, Pershore, WR10

Approximate Area = 1617 sq ft / 150.2 sq m

Garage = 283 sq ft / 26.2 sq m

Total = 1900 sq ft / 176.4 sq m

For identification only - Not to scale



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: 1414713



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