



South Mede House Lower End, Birlingham

Pershore

Guide Price **£1,500,000**

 **JONES &
ASSOCIATES**
BESPOKE ESTATE AGENCY



South Mede House Lower End

Birlingham, Pershore

- A spacious and versatile property offering generous proportions throughout, ideal for modern family living and entertaining on a grand scale.
- Beautifully landscaped gardens with expansive lawns, mature planting, and multiple seating areas, all enjoying far-reaching countryside views. With over an acre of land.
- A sweeping driveway provides ease of access, ample parking for multiple vehicles, and an elegant approach to the property.
- Includes an instant hot tap, microwave combination oven with integrated plate warmer, and bespoke finishes, designed as the central hub of the home.
- A welcoming and stylish space combining modern design with a cosy focal point, ideal for relaxing evenings.
- Five well-proportioned bedrooms, including an east-facing bedroom with Velux window and its own separate shower room, ideal for guests or multi-generational living.
- The family bathroom features both a separate bath and walk-in shower, combining luxury with practicality.

At the heart of the home is a superbly appointed open-plan kitchen and breakfast room, designed with both functionality and luxury in mind. The kitchen features high-spec integrated appliances, including a hot tap, microwave combination oven with plate warmer, and benefits from a specialist solar-reflective coating to the south-facing windows, helping to maintain a comfortable temperature while maximising natural light.

The adjoining living areas flow effortlessly, enhanced by underfloor heating (wet system) throughout the kitchen and main sitting room, creating a warm and inviting environment year-round. The principal living room is a standout space, featuring a charming wood-burning stove and expansive bi-fold doors that open directly onto the garden, blurring the line between indoor and outdoor living.

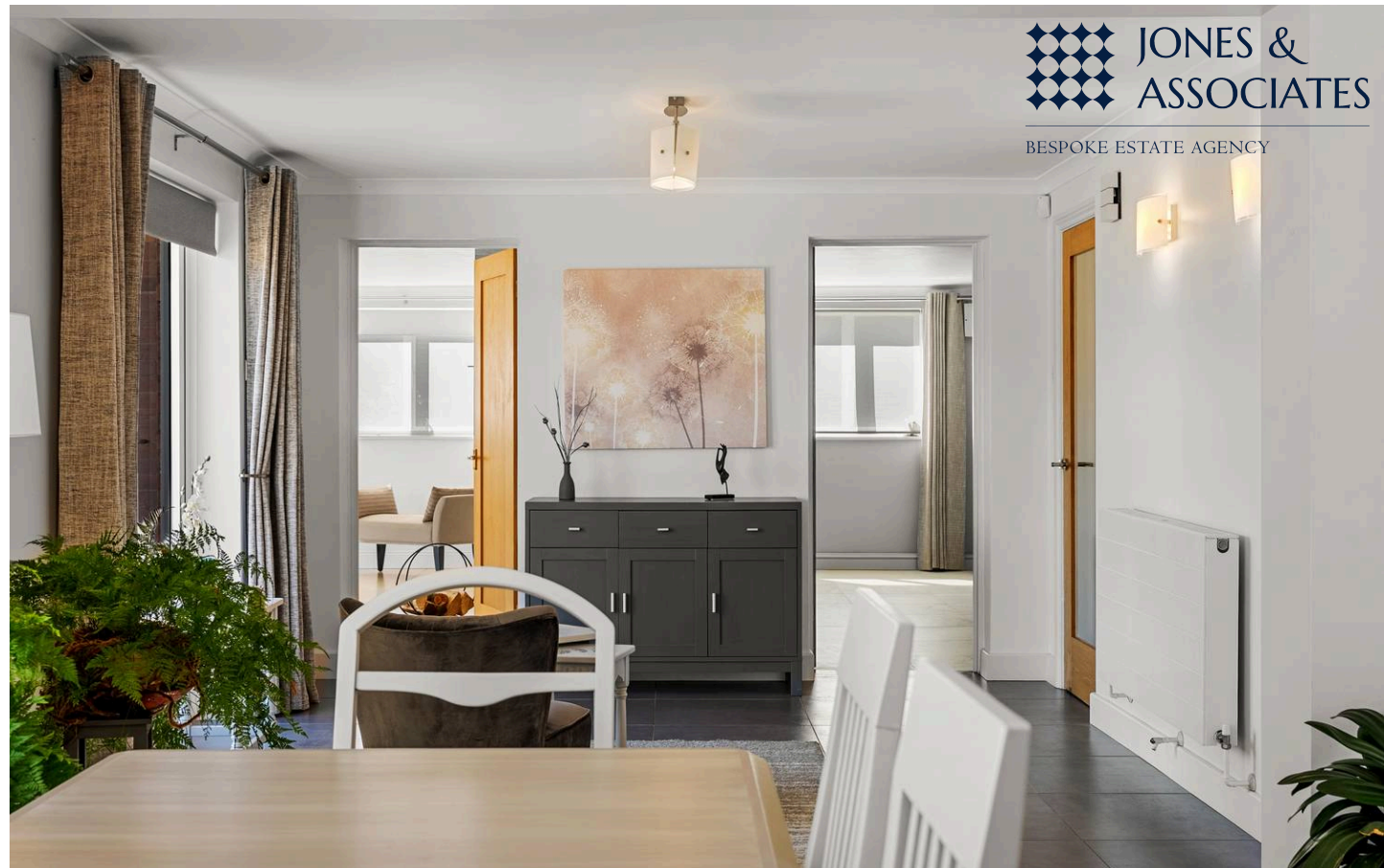
The elegant dining room, complete with French doors, offers an ideal setting for formal entertaining while still maintaining a strong connection to the garden.

A separate study provides a quiet and practical work-from-home space, complemented by multiple reception rooms that offer flexibility for family life.

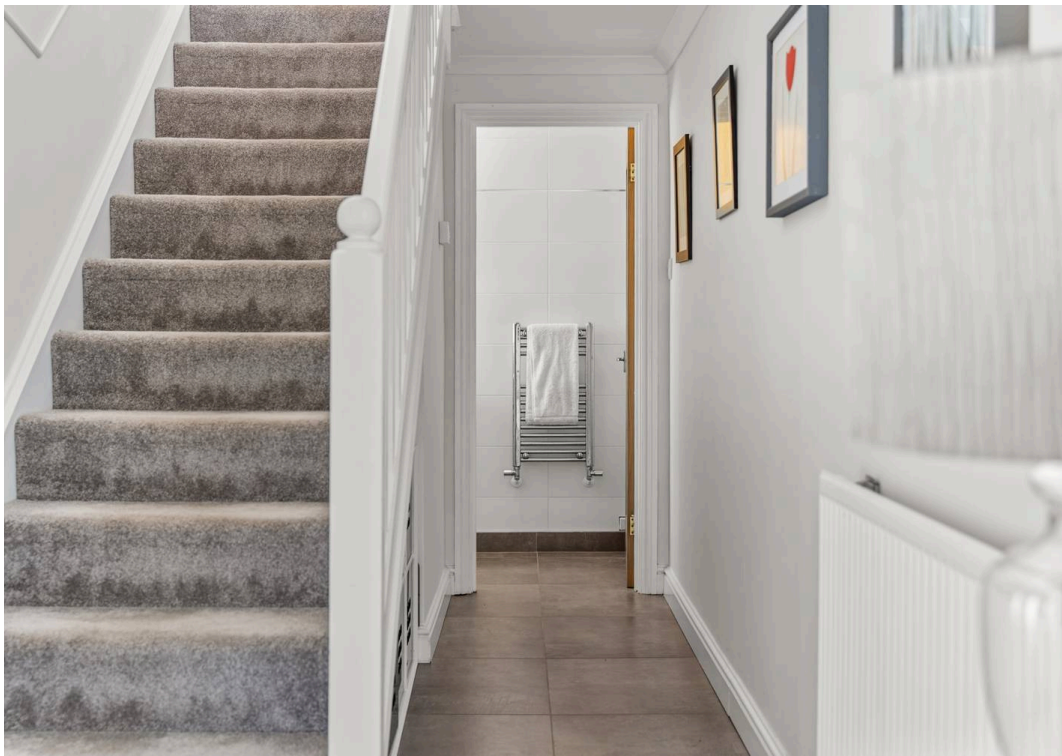
Upstairs, the accommodation is thoughtfully arranged across two wings. The principal bedroom suite is generously proportioned and complemented by a modern en-suite. One of the additional bedrooms on the East Wing benefits from a Velux window and its own separate shower room, adding both character and convenience.

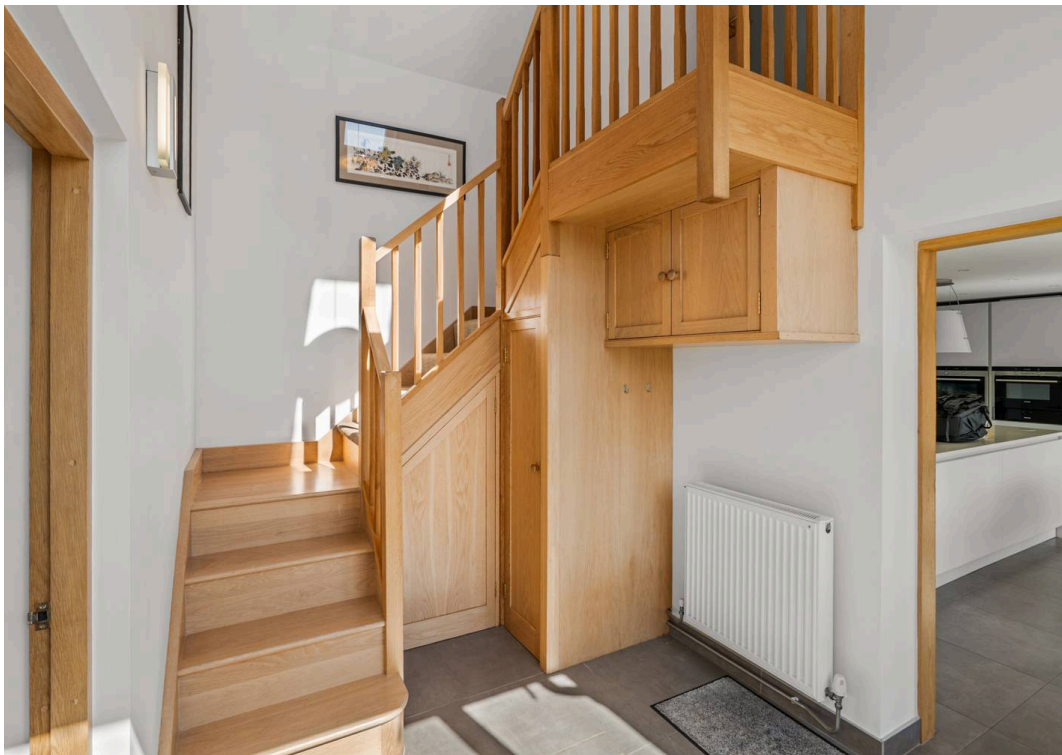
The family bathroom is beautifully finished and features electric underfloor heating, alongside both a separate bath and shower, providing a luxurious space for relaxation.

Externally, the property truly excels. The expansive grounds extend to just over an acre, with sweeping lawns, and a variety of seating and entertaining areas. With a substantial double garage and additional outbuildings.











Lower End, Pershore, WR10

Approximate Area = 3116 sq ft / 289.5 sq m (excludes store)

Limited Use Area(s) = 84 sq ft / 7.8 sq m

Garage = 453 sq ft / 42.1 sq m

Total = 3653 sq ft / 339.4 sq m

For identification only - Not to scale

Denotes restricted head height



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: 1448647



Jones & Associates

14 Bridge Street, Pershore - WR10 1AT

01386 291010 • info@jjaa.co.uk • www.jjaa.co.uk/