



The Old House, Naunton Beauchamp

Pershore

Guide Price **£1,200,000**

 **JONES &
ASSOCIATES**
BESPOKE ESTATE AGENCY



The Old House

Naunton Beauchamp, Pershore

- Exceptional period home blending raw historic character with refined, contemporary finishes throughout
- Impressive 40ft live-in kitchen / family room with floor-to-ceiling glazing, Everhot cooker, walk-in pantry and doors to the terrace
- Five generous bedrooms and three bathrooms, including a superb principal suite with en-suite and walk-in wardrobe
- Versatile reception spaces including a characterful sitting room with inglenook fireplace, separate snug and additional reception / study
- Beautifully landscaped gardens approaching one acre, offering sweeping lawns, mature planting and countryside views
- Stone terrace and multiple outdoor seating areas, ideal for entertaining and enjoying the gardens throughout the day
- Summer house with power and heating plus a separate vegetable garden, perfect for hobby or lifestyle use
- Substantial detached garage with planning permission for conversion to an annexe, offering excellent future potential
- In-and-out gravel driveway providing parking for several vehicles in a private village setting
- Sought-after rural village location between Worcester and Pershore, combining countryside living with accessibility

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

A truly exceptional village home renovated to a very high standard, The Old House is a masterful fusion of raw period character and immaculate, sophisticated modern living. Beautifully presented throughout and offering remarkable space both inside and out, this is a house of rare quality, equally well suited to family life or a couple seeking space, flexibility and rural charm.

At the heart of the home lies the magnificent 40ft live-in kitchen/family room, flooded with natural light and enjoying uninterrupted views across the gardens. Floor-to-ceiling glazing and wide sliding doors open directly onto the terrace, effortlessly blending inside and out. The kitchen itself is both stylish and practical, centred around an Everhot cooker and complemented by ample cabinetry, generous worktops and a walk-in pantry. There is space here to cook, dine, relax and gather as a family, making it a true hub of the home.

The ground floor offers a wealth of reception space, each room with its own distinct character. The principal sitting room is warm and inviting, showcasing exposed beams, a striking brick inglenook fireplace and a wood-burning stove—perfect for cosy evenings by the fire. A separate snug provides an ideal retreat for children’s television time, reading or home working, while a further reception room offers excellent versatility as a formal dining room, study or playroom. A charming entrance hall, rich in original features, sets the tone beautifully on arrival.

Practicality is well catered for with a boot room/utility, ideal for muddy boots and pets, along with a cloakroom.

Upstairs, the bedroom accommodation is both generous and flexible. The principal bedroom suite is wonderfully light and airy, enjoying lovely countryside views and featuring a stylish en-suite shower room and a walk-in wardrobe with hanging space and shelving.





Bedrooms two and three work perfectly as individual doubles or as a delightful guest suite, with easy access to a further en-suite shower room. Bedrooms four and five are both comfortable doubles, ideal for children or teenagers, each enjoying pleasant outlooks and space for storage. A beautifully finished family bathroom and characterful landing complete the first floor.

Outside, the gardens are simply outstanding, extending to just under an acre and offering a magical combination of sweeping lawns, mature trees, established borders and far-reaching rural views. A generous stone terrace provides the perfect setting for outdoor dining and entertaining, while meandering paths lead to quieter corners of the garden, a separate vegetable area and a delightful summer house with power and heating—ideal as a studio, garden room or retreat. Multiple seating areas allow you to enjoy the gardens throughout the day, following the sun and soaking up the tranquillity.



To the front, an in-and-out gravel driveway provides parking for several vehicles and leads to a substantial detached garage with extensive storage to the rear. The garage benefits from planning permission for conversion to an annexe, offering exciting potential for guest accommodation, multi-generational living or home working, subject to requirements.







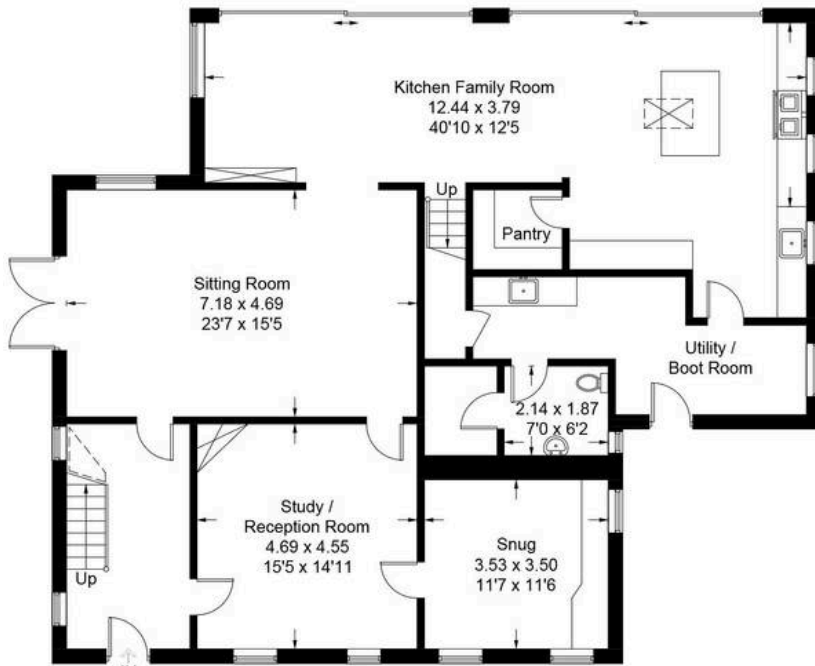


The Old House, WR10 2LQ

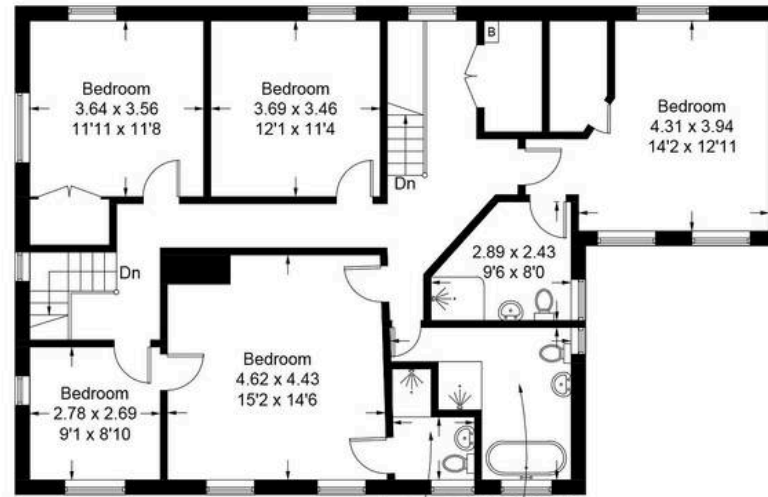
Approximate Gross Internal Area = 294.8 sq m / 3173 sq ft

Outbuilding = 92.5 sq m / 996 sq ft

Total = 387.3 sq m / 4169 sq ft



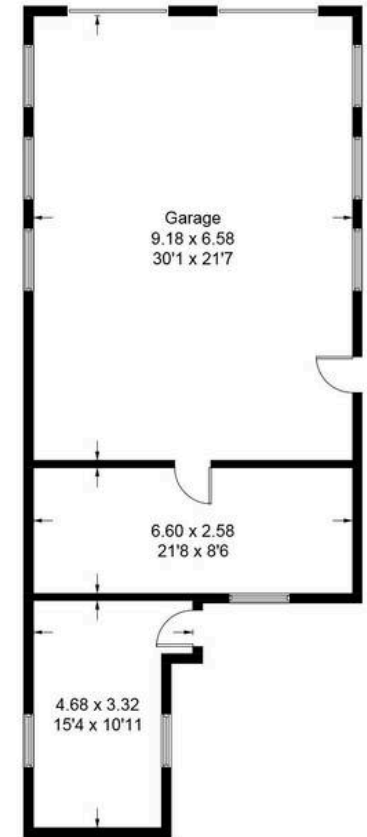
Ground Floor



First Floor

1.55 x 1.30
5'1 x 4'3

3.79 x 3.13
12'5 x 10'3



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1262842)



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