



**St. Josephs Cottage Harewell Lane, Besford**  
Worcester

Guide Price **£675,000**



BESPOKE ESTATE AGENCY



## St. Josephs Cottage Harewell Lane

Besford, Worcester

- Substantial detached countryside residence
- Approximately 1,986 sq ft of internal accommodation
- Four generously proportioned bedrooms
- Expansive 28 ft reception room with feature fireplace
- Characterful dining room with exposed beams
- Attractive mature gardens with ornamental pond and bridge
- Balcony from the principal bedroom with garden views
- Garage, office and additional outbuildings
- Ample driveway parking
- Peaceful rural setting near Pershore

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating:



 JONES &  
ASSOCIATES

BESPOKE ESTATE AGENCY

Approached via a sweeping driveway with ample parking, the attractive red-brick façade is complemented by traditional architectural detailing and mature planting that enhances the home's welcoming first impression. Internally, the property offers a wealth of space and versatility, with a particularly impressive **28 ft reception room** forming the heart of the home. This expansive living area benefits from large windows that flood the room with natural light and provide delightful views across the surrounding gardens, while a feature fireplace and classic parquet flooring add warmth and charm.

The **kitchen** is thoughtfully arranged with an array of fitted units and ample work surfaces, enjoying views across the garden and countryside beyond. Adjoining the kitchen is a wonderfully spacious **dining room**, creating an ideal environment for entertaining family and guests. Characterful features such as exposed beams and rustic flooring add to the property's distinctive countryside charm.

Upstairs, the accommodation continues to impress with **four well-proportioned bedrooms**, including a particularly generous principal bedroom which benefits from a private **balcony overlooking the gardens**, offering a tranquil spot to enjoy the surrounding rural landscape. The remaining bedrooms are all comfortably sized and are served by well-appointed family bathrooms.

Externally, the grounds are a true highlight of the property. The gardens extend beautifully around the house and feature mature trees, expansive lawns, and charming landscaped areas. A **picturesque pond with a decorative bridge** creates a stunning focal point, while secluded seating areas and a garden lodge provide perfect spaces for relaxation and outdoor entertaining. The property also benefits from useful **outbuildings, a garage and a separate office**, ideal for those seeking space to work from home or pursue hobbies.





# Harewell Lane, Worcester, WR8

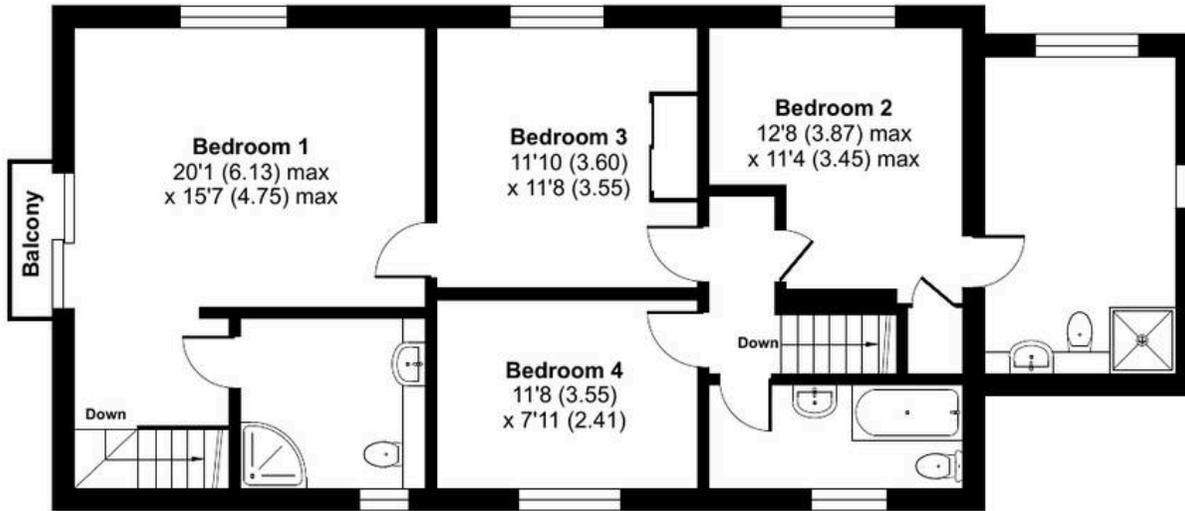
Approximate Area = 1986 sq ft / 184.5 sq m

Garage = 460 sq ft / 42.7 sq m

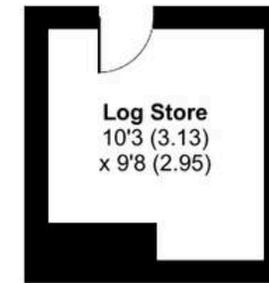
Outbuildings = 120 sq ft / 11.1 sq m

Total = 2566 sq ft / 238.3 sq m

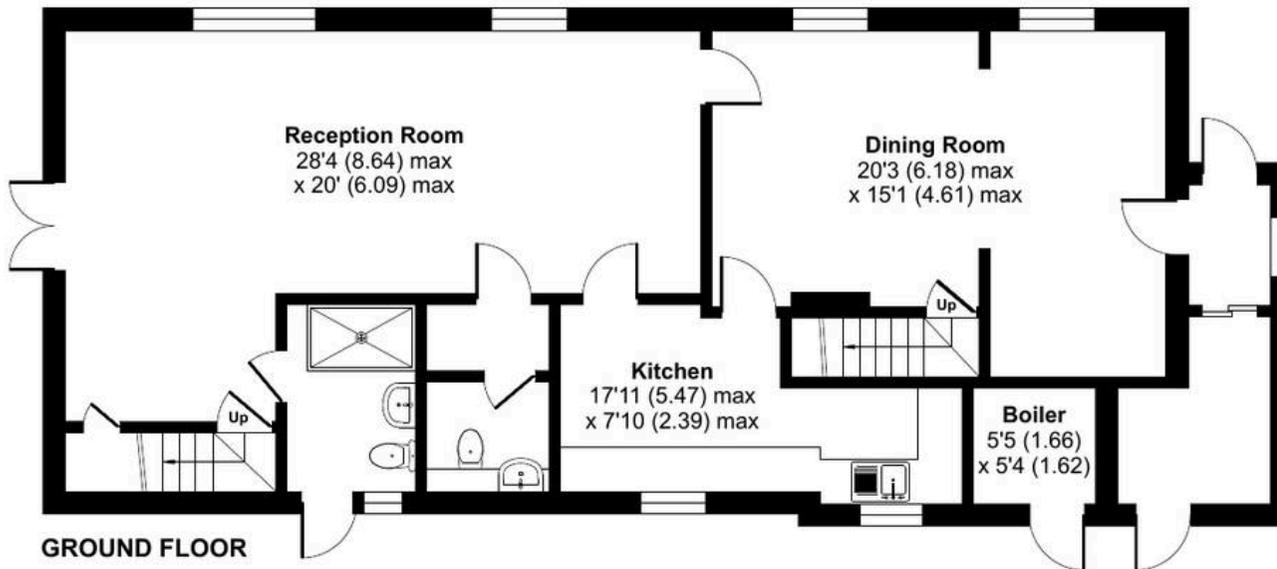
For identification only - Not to scale



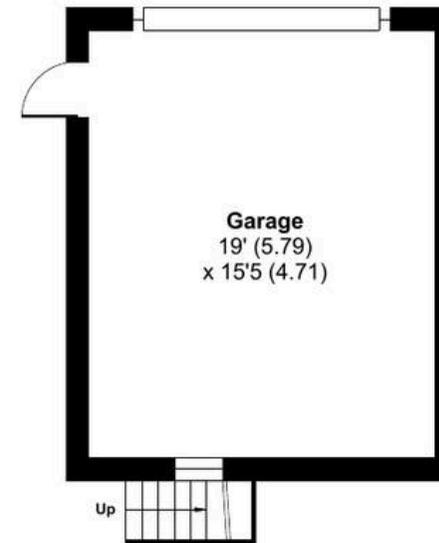
FIRST FLOOR



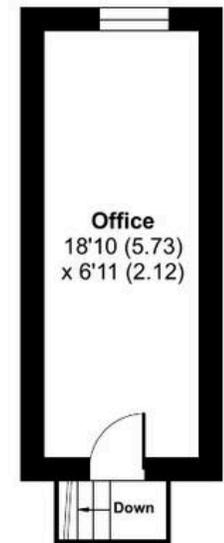
OUTBUILDING 1



GROUND FLOOR



GARAGE GROUND FLOOR



GARAGE 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: 1424186



BESPOKE ESTATE AGENCY



## Jones & Associates

14 Bridge Street, Pershore - WR10 1AT

01386 291010 • [info@jjaa.co.uk](mailto:info@jjaa.co.uk) • [www.jjaa.co.uk/](http://www.jjaa.co.uk/)

 JONES &  
ASSOCIATES  
BESPOKE ESTATE AGENCY

