

AP MORGAN



Naunton Beauchamp, Pershore, Worcestershire
Offers in excess of £950,000

Features:

- Character period village cottage
- Naunton Beauchamp village location
- 3 reception rooms
- 4 bedrooms, bathroom & en-suite
- Utility room with WC
- Detached 1-bedroom annex
- Gated driveway, garage & carport
- Pershore High School bus stop opposite

Description:

Set within glorious countryside and approached via a private driveway, this beautiful period village cottage offers an exceptional blend of charm, space and versatility. The main house is rich in character, showcasing exposed beams, traditional fireplaces and a warm, welcoming atmosphere throughout. Surrounded by mature gardens, the property enjoys a peaceful rural setting with far-reaching views and a true sense of privacy.

The principal cottage provides generous and flexible accommodation including three reception rooms, ideal for family living, entertaining and home working. A characterful kitchen is complemented by a separate utility room with WC, adding everyday practicality. Throughout the ground floor, period details blend seamlessly with comfortable living space, making the home both functional and full of character.

To the first floor, the property offers four well-proportioned bedrooms, including a principal bedroom with en-suite, alongside a separate family bathroom. Each bedroom enjoys attractive outlooks over the gardens or surrounding countryside, reinforcing the tranquil village setting.

A particular highlight is the separate detached one-bedroom annex, complete with its own living space and kitchen, making it ideal for multi-generational living, guest accommodation or potential holiday letting (currently a successful holiday let, bringing in a second income).

Externally, the property continues to impress with established gardens and a range of useful outbuildings, including a garage, workshop and carport, providing ample parking and storage. This is a rare opportunity to acquire a charming period home with outstanding flexibility, privacy and timeless rural appeal.



Details:

Hall

Study 15' x 15'5" (4.57m x 4.7m) max dimensions

Lounge 20'5" x 14'2" (6.22m x 4.32m)

Dining Room 15' x 15'9" (4.57m x 4.8m)

Kitchen 21'7" x 12'2" (6.58m x 3.7m)

Utility 5'5" x 12'2" (1.65m x 3.7m) max dimensions

WC 2'8" x 4'11" (0.81m x 1.5m)

Landing

Bedroom 1 15'5" x 13'3" (4.7m x 4.04m)

Ensuite 7'10" x 3'11" (2.4m x 1.2m)

Bedroom 2 8'9" x 13'2" (2.67m x 4.01m)

Bedroom 3 6'4" x 12'2" (1.93m x 3.7m)

Bedroom 4 6'5" x 9'7" (1.96m x 2.92m)

Bathroom 5'7" x 10'10" (1.7m x 3.3m)

Garage/Workshop 22'2" x 12'3" (6.76m x 3.73m)

Annex Living Space 17'10" x 18'2" (5.44m x 5.54m)

Annex Bedroom 17'10" x 18'3" (5.44m x 5.56m) max dimensions

Annex Ensuite 6'2" x 7'5" (1.88m x 2.26m)

EPC Rating: EPC Exempt

Council Tax Band: G (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 406 956.



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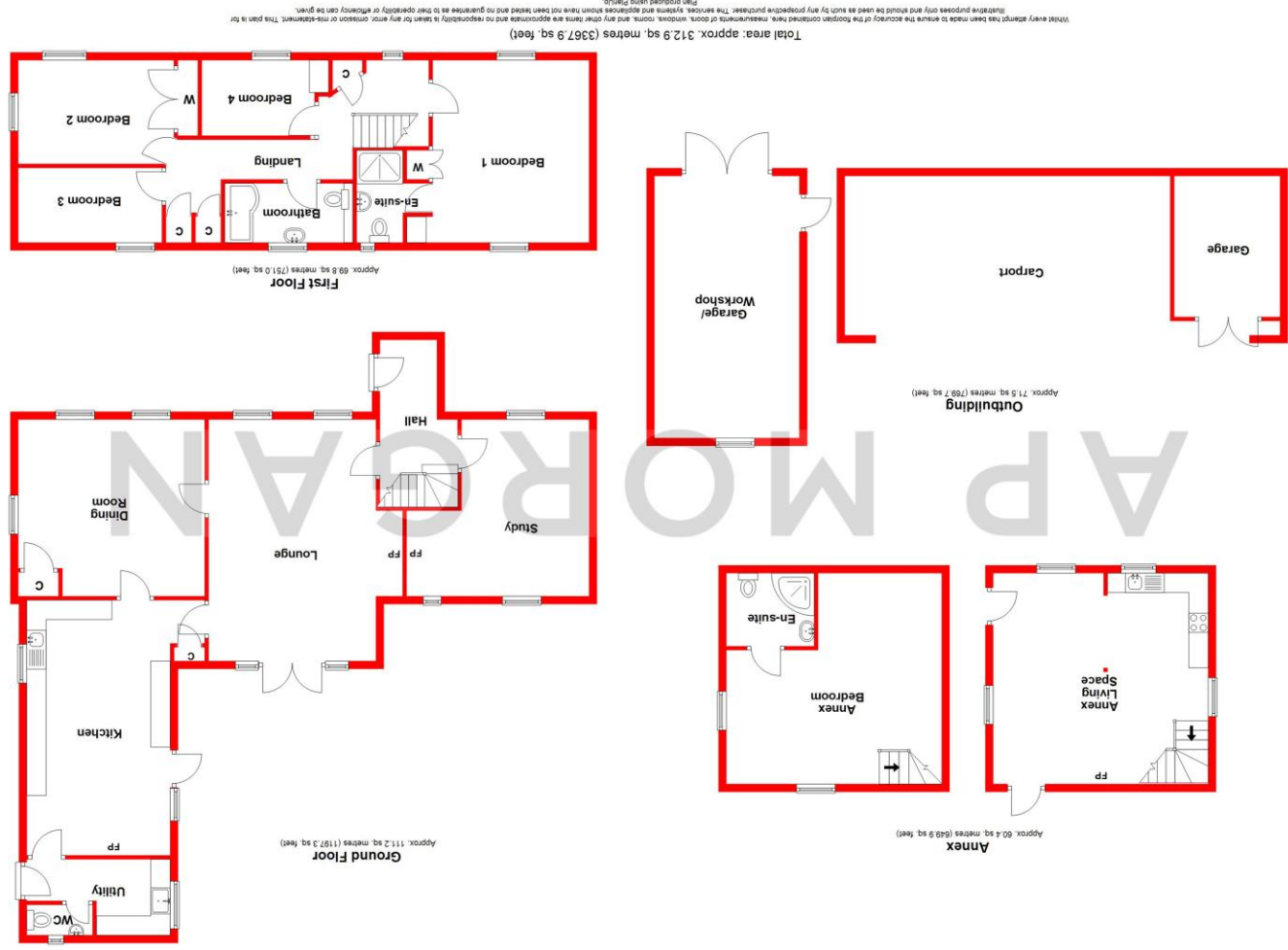
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