

14 & 16 Broad Street,
Persore, Worcestershire
WR10 1AY



Telephone: 01386 555368

ESTATE AGENTS

The Cedars,
Main Road,
Crothorne,
Persore,
Worcestershire.
WR10 3NE

For Sale

Price £685,000



A PERIOD DETACHED SIX BEDROOM PROPERTY WITH FIVE RECEPTION ROOMS OFFERING FLEXIBLE ACCOMMODATION TO INCLUDE ATTACHED REAR ANNEXE SET IN GARDEN AND GROUNDS WITH GARAGE AND FRONT DRIVEWAY.

Entrance Porch, Reception Hallway, Study, Front Lounge/Second Reception, Music Room, Dining Room, Cloakroom, Fitted Kitchen/Breakfast Room, Utility/Laundry Room, Two En-Suite Bedrooms, Two Further Bedrooms and Box Room, Family Bathroom, Attached Annexe with Fitted Kitchen/Dining Room/Day Room, Conservatory, First Floor Double Bedroom and Bathroom.

Council Tax Band: F, EPC: E (50)

Residential Sales Particulars

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form any part of a contract. All measurements are within six inches tolerance.

Email: residential@bomfordandcoffey.co.uk

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Situation

The Cedars is an attractive Edwardian period property situated in a prominent position set in its own garden and grounds with front gravelled drive providing ample off-road parking and a garage. This fine property with its good-sized rooms has undergone much refurbishment in recent times. It also benefits from an annexe attached to the rear of the house providing separate ground floor and first floor accommodation.

This property has much potential as a private house or a guest house and would be suitable for Airbnb. This flexible accommodation needs to be viewed because this is a rare opportunity to find a property that offers so much.

Cropthorne is a popular residential village situated between Evesham and Pershore and would be in the catchment for Prince Henry's educational facilities. This village has an active neighbourhood with large central green and village hall with organised activities and useful for functions. There is picturesque church with churchyard. The public house is on the outskirts of the village and there are scenic walks along the River Avon. Pershore is approximately three miles distant. There is a range of supermarkets close at hand and Cropthorne gives access to mainline railway stations and all main centres in the Midlands.

The historic market town of Pershore 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.

The new Worcestershire Parkway Station has been developed to improve the access and destinations to the southwest, the northeast, London and the Thames Valley, so significantly enhancing Worcestershire's connectivity to outlying regions. The motorway is approximately ten 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 horseracing, the Everyman Theatre and superb main shopping facilities. Worcester with its famous Cathedral and equally famous cricket club together with the River Severn and pedestrianised shopping centre.

Viewing

BY APPOINTMENT ONLY

All enquiries should be made to the sole agents Bomford & Coffey. Our opening hours are 9:00am to 5:30pm Monday to Friday and 9:00am to 1:00pm Saturdays or by appointment for weekend viewings.

Estate Agents Act 1991 (Misrepresentations Act 1967)

(Conditions under which particulars are issued)

Messrs Bomford & Coffey for themselves and for the vendors of this property whose agents they are, give notice that these particulars, though believed to be correct do not constitute part of an offer or contract, that all statements in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property.

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Property Comprises

Entrance Porch with UPVC double glazed panels to front door with security lock.

Original Entrance with half opaque patterned glazed front door, ceiling light and ceramic tiled floor covering.

Reception Hall with laminated timber floor covering, panelled radiator, ceiling light and useful under stair storage cupboard. Stairway leading to first floor and doors off to

Study measuring approximately 13'0" x 11'1" (3.96m x 3.38m) minimum with front elevation bay window, laminated timber flooring covering, multi socket power points, panelled radiator and ceiling light.



First Sitting Room/TV Lounge measuring approximately 11'9" x 12'5" (3.58m x 3.78m) minimum with front elevation window, laminated timber floor covering, open fireplace with log multi fuel burner having timber surround with mantle shelf and slate hearth. Panelled radiator, coved ceiling, ceiling light point and dimmer switches, TV aerial point.

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First Sitting Room



Second Sitting Room measuring approximately 8'10" x 12'10" (2.69m x 3.91m) with coved ceiling and light point, continuation of laminated timber floor covering.



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Cloakroom comprising low flush WC, pedestal handwash basin and panelled radiator. Ceramic tiled surrounds, opaque glazed window, ceiling light point and ceramic floor covering.

Dining Room being open plan and measuring, maximum, approximately 11'0" x 12'3" (3.35m x 3.73m) with panelled radiator, multi socket power points, laminated timber floor covering, ceiling light and coving. Rear elevation half panelled glazed double doors into garden and rear window.



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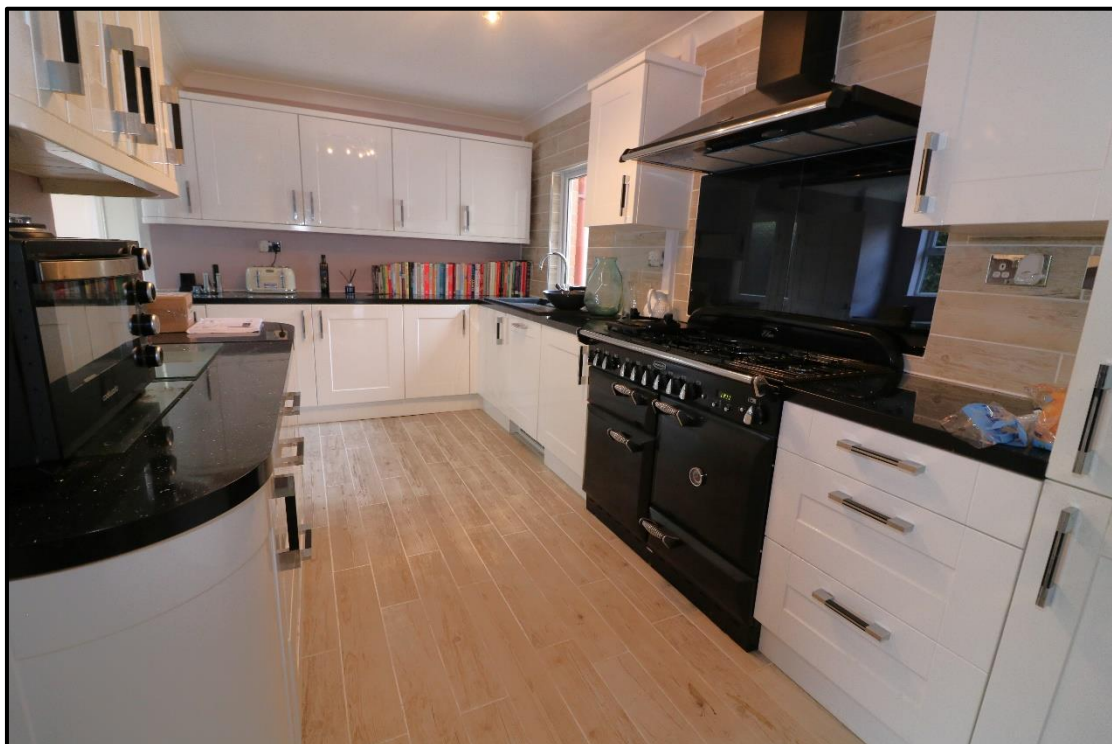


Music Room

measuring approximately 10'0" x 13'4" (3.05m x 4.06m) laminated timber floor covering, dual aspect windows and further double doors into garden. Wall lights and power points.

From the reception hall there is

Fitted Kitchen measuring overall approximately 16'2" x 17'2" (4.93m x 5.23m) maximum being L-shaped with range of fitted kitchen units having worktop surfaces, drawers and storage cupboards under. Range cooker with 5-burner gas hob, oven and grill under and metal extractor hood over. Wall mounted storage cupboards, single drainer sink unit with mixer tap, ceramic tiled surrounds and ample multi socket power points. Breakfast bar with stools and further base level storage. Dual aspect windows, wine rack and ceramic floor covering. Enclosed Worcester oil central heating boiler with 24-hour time control having louvre fronted doors.



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Utility Room/Laundry Room measuring approximately 8'3" x 6'9" (2.51m x 2.06m) with built-in units comprising single drainer stainless steel sink unit with mixer tap. Base level storage cupboards, plumbed in Hoover washing machine and separate dryer. Opaque double-glazed window and multi socket power points. High level wall mounted consumer unit, ceiling light point and ceramic floor covering.



From the reception hall, stairway with balustrading leads up to first floor having split level landing, panelled radiator.

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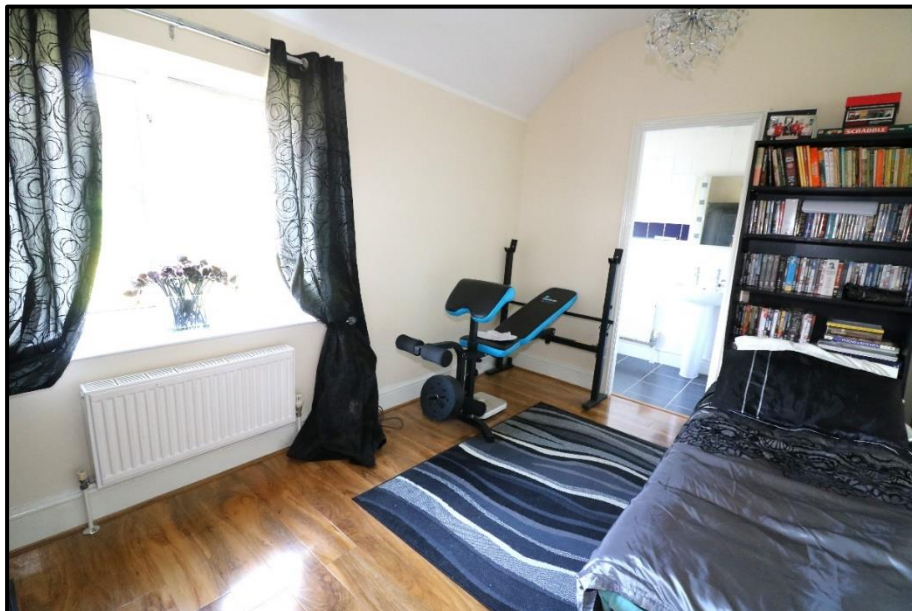
Bedroom One measuring approximately 11'10" x 11'4" (3.61m x 3.45m) maximum with front elevation window, light and power points, panelled radiator. Timber laminated floor covering, dimmer switch, built-in wardrobe cupboard.



En-Suite Shower Room with sliding door comprising pedestal handwash basin with mixer tap. Low flush WC and mirror fronted cabinet. Separate shower cubicle with extractor fan and electric shower having shower head on wall bracket. Ceramic tiled surrounds and chrome accessories.

Bedroom Two (Front) measuring approximately 13'1" x 10' 10" (3.99m x 3.3m) having dual aspect windows and timber laminated floor covering. Shaped ceiling, pendant light, tv point and power points.

Guest Bedroom (Three) measuring approximately 11'8" x 8'6" (3.56m x 2.59m) with light and power points, timber laminated floor covering, panelled radiator and side elevation window.



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En-Suite Shower Room comprising low flush WC, opaque glazed window, pedestal handwash basin and panelled radiator. Illuminated mirror and ceramic tiled surrounds. Glazed shelf and chrome accessories. Shower cubicle with ceramic tiled surrounds, electric shower with shower head on wall bracket. Extractor fan and pull cord light switch.

Bedroom Four measuring approximately 12'9" x 9'0" (3.89m x 2.74m) with side elevation window, shaped ceiling, light and power points. Timber laminated floor covering and panelled radiator.



Inner landing with power point and airing cupboard with lagged hot water tank and slatted shelving. (Door through to annex).

Family Bathroom measuring approximately 5'3" x 12'7" (1.6m x 3.84m) with side elevation opaque glazed window, low flush WC and pedestal handwash basin. Claw foot bath with mixer tap and telephone handle shower attachment. Ceramic tiled surrounds. Illuminated mirror and upright chrome towel rail/radiator (electric). Ceramic floor covering.



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Box Bedroom measuring approximately 5'10" x 6'5" (1.78m x 1.96m) with panelled radiator, front elevation window, light and power points.

Self-Contained Annexe

Attached to the rear of the property with separate side access and internal door into main house.

Opaque glazed side door, entrance lobby with ceramic tiled floor covering and useful under stairs storage cupboard. Into

Open Plan Kitchen/Day Room measuring overall approximately 18'7" x 14'5" (5.66m x 4.39m) with timber laminated floor covering, ceiling lights and dual aspect double glazed windows.

Fitted Kitchen with ample worktop surface with drawers and storage cupboards under. Partial ceramic tiled surrounds, ample power points and wall mounted storage cupboards. 2-ring electric hob top with extractor hood over. Downlights and plumbed-in Hoover washing machine (8 kilo). Single drainer one and a half bowl sink unit with mixer tap. Space for fridge, panelled radiators and BT socket, TV point and multi socket power points.

Sliding patio door with side panel into

Kitchen/Day Room



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Conservatory measuring overall approximately 9'8" x 12'0" (2.95m x 3.66m) maximum being hexagonal with double glazed panels, multi socket power points, polycarbonate roof and double doors leading out to garden.



Enclosed stairway leads up to first floor with banister rail.

Landing with shelving, side elevation window, airing cupboard housing lagged hot water tank, immersion heater and slatted shelving. (Door into main house). Doors off to

Annexe Bedroom measuring overall approximately 12'3" x 12'1" (3.73m x 3.68m) with timber laminated floor covering, built-in wardrobe cupboards with hanging rails and shelf. Panelled radiator, window (overlooking garden). Pendant light, TV point and multi socket power points.



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Annexe Bathroom measuring approximately 9'3" x 5'6" (2.82m x 1.68m) with panelled bath, tiled surrounds and pedestal handwash basin. Low flush WC and opaque double-glazed window with roller blind. Double panelled radiator, shaver point, ceiling light point, chrome towel rail and accessories and timber laminated floor covering.



Outside the Property

The property is approached off the B4084 Evesham Road onto gravelled driveway to the front of the property with ample parking and a side driveway up to a detached garage measuring overall approximately 8'6" x 16'0" (2.59m x 4.88m). Beyond the garage there is bunded oil tank.

Garden and Grounds

The house has ample garden, approximately one third of an acre with summerhouse and mature shrubs. There is pergola and sitting areas, paved patio and lower garden seen from the dining room and the music room.



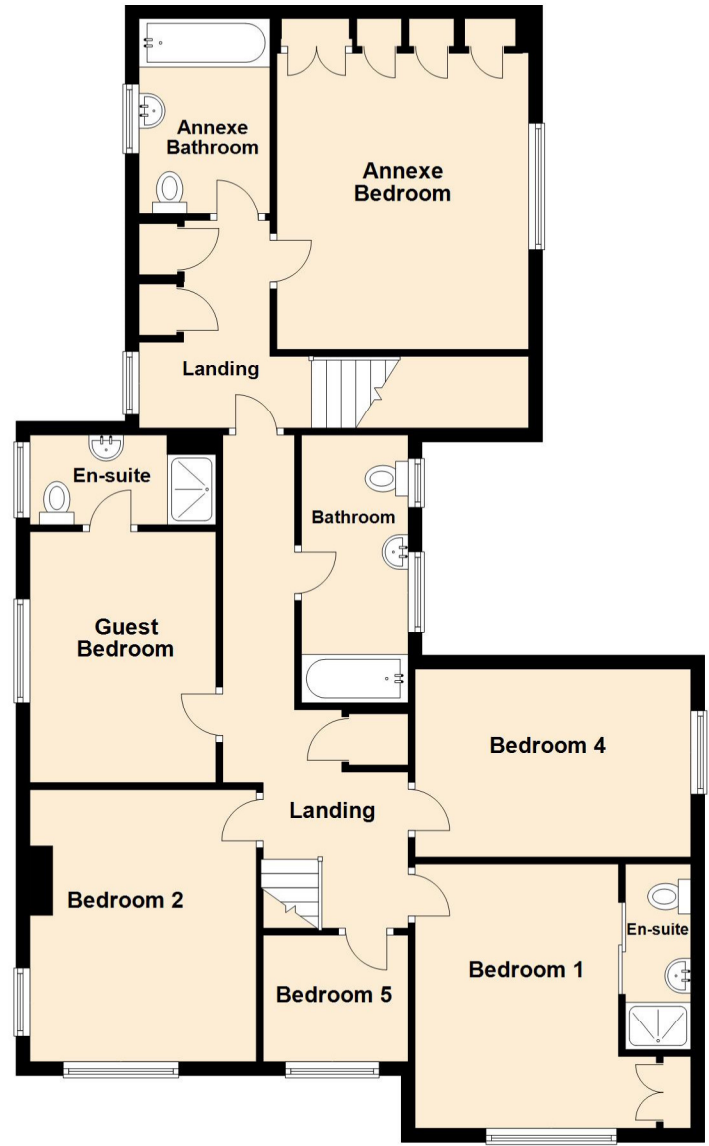
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- Services:** Mains electricity, water and drainage are connected to this property. There is oil central heating system and bottled Calor gas for cooking. Telephones and extension points are subject to BT transfer regulations.
- Fixtures & Fittings:** Only those items specified in these details are included in the sale of the property.
- Tenure:** The property is freehold
- Local Authority:** Wychavon District Council,
The Civic Centre,
Station Road,
Persnore
WR10 1PT Telephone 01386 565000
- Council Tax:** Band F



Ground Floor
 Approx. 154.6 sq. metres (1663.6 sq. feet)



First Floor
 Approx. 110.9 sq. metres (1194.1 sq. feet)

Total area: approx. 265.5 sq. metres (2857.7 sq. feet)