



1 Haines Avenue, Wyre Piddle
Pershore

Guide Price **£525,000**

 **JONES &
ASSOCIATES**
BESPOKE ESTATE AGENCY



1 Haines Avenue

Wyre Piddle, Pershore

- Beautifully presented four-bedroom detached family home set within a peaceful cul-de-sac in the sought-after village of Wyre Piddle.
- Spacious dual-aspect living room (20'8" x 11'6") with French doors opening to the conservatory and rear garden.
- Bright conservatory providing a versatile year-round living space with views over the garden.
- Classic fitted kitchen with ample cabinetry, integrated appliances, and breakfast bar for informal dining.
- Formal dining room accessed via double doors – ideal for family gatherings or entertaining.
- Dedicated study/home office and convenient cloakroom/WC on the ground floor.
- Principal bedroom suite with fitted wardrobes and a modern en suite shower room.
- Three further well-proportioned bedrooms and a stylish family bathroom with bath and overhead shower.
- Private rear garden bordered by mature trees and shrubs, with scope to landscape and integrate with the adjoining dingle and brook.
- Detached double garage with wide driveway offering generous parking, including space for a caravan or motorhome.



Nestled within a peaceful cul-de-sac within the desirable village of Wyre Piddle is this beautifully presented four-bedroom detached family home offering spacious accommodation on a sizeable plot, and a double garage. This property combines practicality, comfort, and style – perfect for modern family living.

Stepping inside, the welcoming entrance hall creates an immediate sense of space and light, leading through to a well-proportioned 20'8 x 11'6 living room with views over the garden and French doors opening into a bright conservatory. This versatile space provides a lovely connection to the outdoors, ideal for relaxing or entertaining throughout the year.

The kitchen is fitted in a classic style with ample cabinetry, integrated appliances, and generous worktop space. A breakfast bar offers a sociable spot for informal dining, while the adjacent utility room provides access to the garden and additional storage. A formal dining room, accessed via double doors from the living room, offers an elegant setting for family meals or entertaining guests. Completing the ground floor is a useful study – perfect for remote working – and a cloakroom/WC.

Upstairs, the principal bedroom benefits from fitted wardrobes and a modern en suite shower room. Three further bedrooms are all well-sized, each enjoying pleasant views and neutral décor, while the family bathroom features a bath with shower over, vanity unit, and tiled walls.



Outside, the rear garden offers excellent privacy, bordered by mature trees and shrubs. The owners acknowledge that the garden and brook area would benefit from some landscaping and are open to negotiation with a suitable offer. There is wonderful potential to integrate the spacious gardens with the adjoining dingle – a small, wooded valley with a gentle brook – creating a truly tranquil and picturesque setting for the new owners to enjoy.

The detached double garage sits to the front, together with a wide driveway offering ample parking and space for a caravan or motorhome.

Wyre Piddle is a lovely riverside village, with the advantage of a bypass which prevents any through traffic. This village supports the local church and the Marina. There is a village riverside pub and walk to Pershore passing through the Wetland reserve conservation area.

The market town of Pershore, only two miles away, 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.

Tenure: Freehold

EPC Rating: To be confirmed (on order)

Local District Council: Wychavon

Council Tax band: G

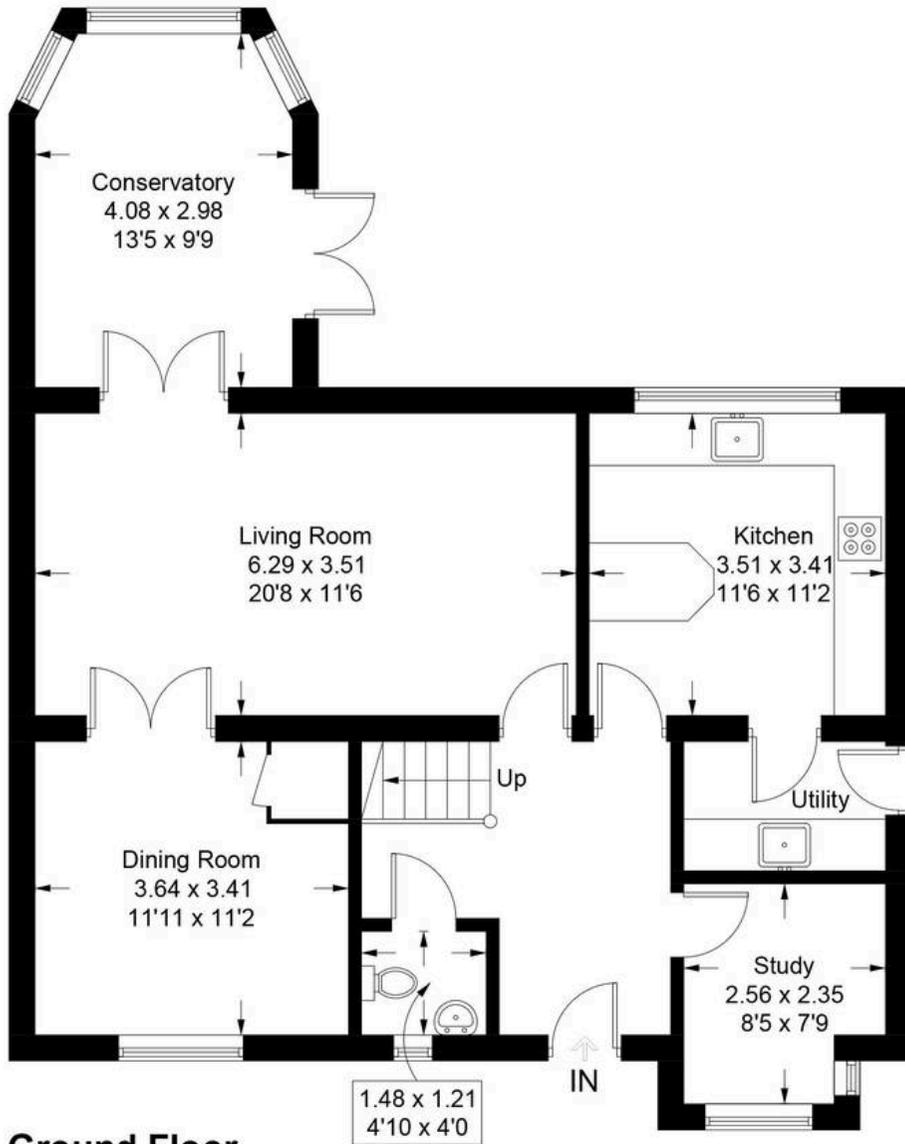




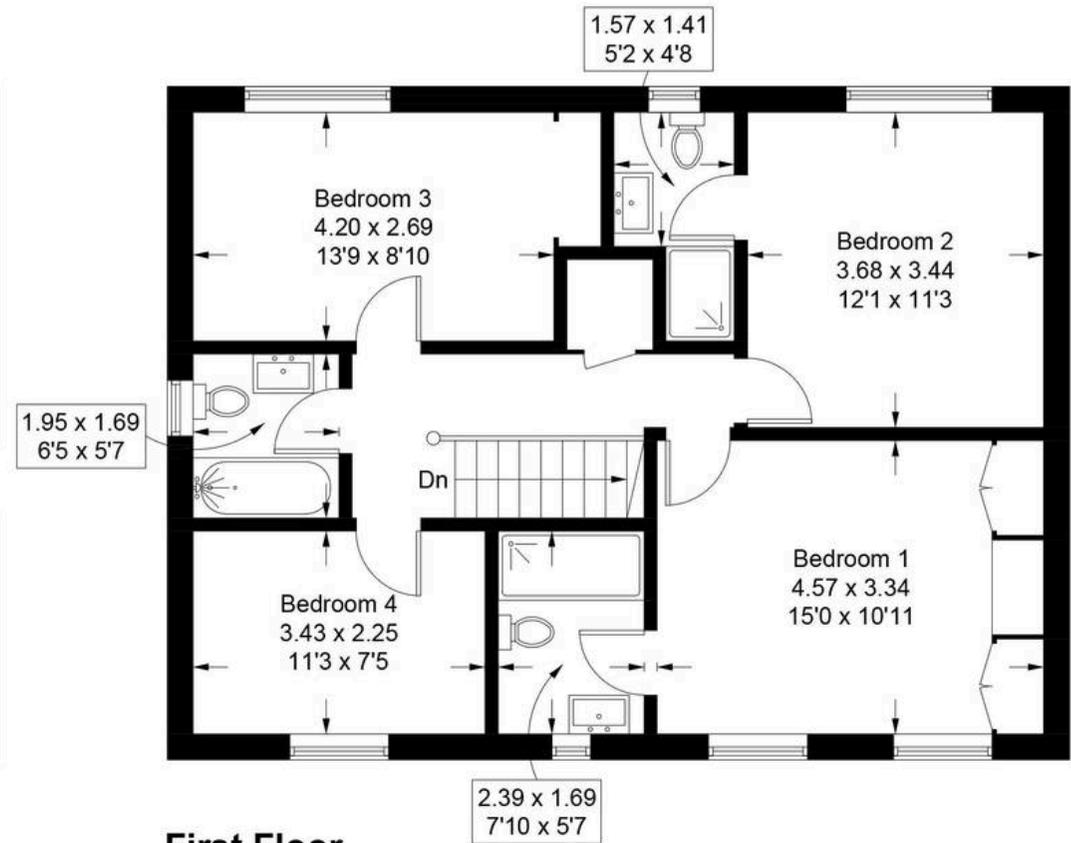


1 Haines Avenue, WR10 2RQ

Approximate Gross Internal Area = 157.1 sq m / 1691 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1246658)



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