



## 14 Millend, Elmley Castle

Pershore

Guide Price £400,000



## 14 Millend

Elmley Castle, Pershore

- Offered With No Onward Chain.
- Beautifully Refurbished Three Bedroom Detached Home – A much-improved property combining traditional village character with contemporary style.
- Peaceful Cul-de-Sac Location – Privately situated in a quiet setting within the sought-after village of Elmley Castle.
- Open-Plan Living Space – Bright and spacious sitting room and kitchen/dining area designed for modern family living.
- Cosy Log Burner – Creates a warm and inviting focal point in the main living area.
- Stylish Kitchen/Diner – Featuring sleek fitted units, integrated appliances, and French doors leading to the garden for seamless indoor-outdoor living.
- Flexible Family Room – Ideal as a home office, playroom, or snug.
- Smart Family Bathroom – Fitted with a contemporary white suite and quality finishes.
- Private Rear Garden – Enclosed and child-friendly, with a patio, lawn, and open aspect backing onto a field.
- Off-Road Parking & Front Garden – Private driveway and neat frontage completing this charming home.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

Step through the front door and into a bright and welcoming reception hall, finished with stylish Karndean flooring and clever storage under the stairs.

At the heart of the home lies a stunning open-plan living space, perfectly designed for modern family life. The sitting room features a cosy log burner, creating a warm focal point for winter evenings, while the kitchen/dining area offers sleek fitted units, integrated appliances, and French doors that open directly to the garden – ideal for entertaining or al fresco dining on summer evenings.

A separate family room provides flexible space for a home office, playroom, or snug, while a rear lobby, cloakroom, and practical utility room add everyday convenience.

Upstairs, you'll find three bedrooms. The main bedroom enjoys built-in wardrobes and stunning views over open countryside. A recently updated family bathroom with a modern white suite completes the first floor.

#### External

To the front, a private driveway offers off-road parking and a neat lawned garden.

The rear garden is a true highlight – enclosed and child-friendly, with a paved terrace perfect for outdoor dining and a lawn that gently leads down to a small brook and open field beyond. The brook can be accessed via stairs from the garden.

Elmley Castle is a quintessential English village nestled at the foot of Bredon Hill, part of a designated Area of Outstanding Natural Beauty. It's a vibrant and welcoming community with a church, village hall, community-run pub, and an excellent first school (within catchment for Bredon Hill Middle School and Prince Henry's High School)





# 14 Millend, Elmley Castle, WR10 3JJ

Approximate Gross Internal Area = 106.9 sq m / 1151 sq ft

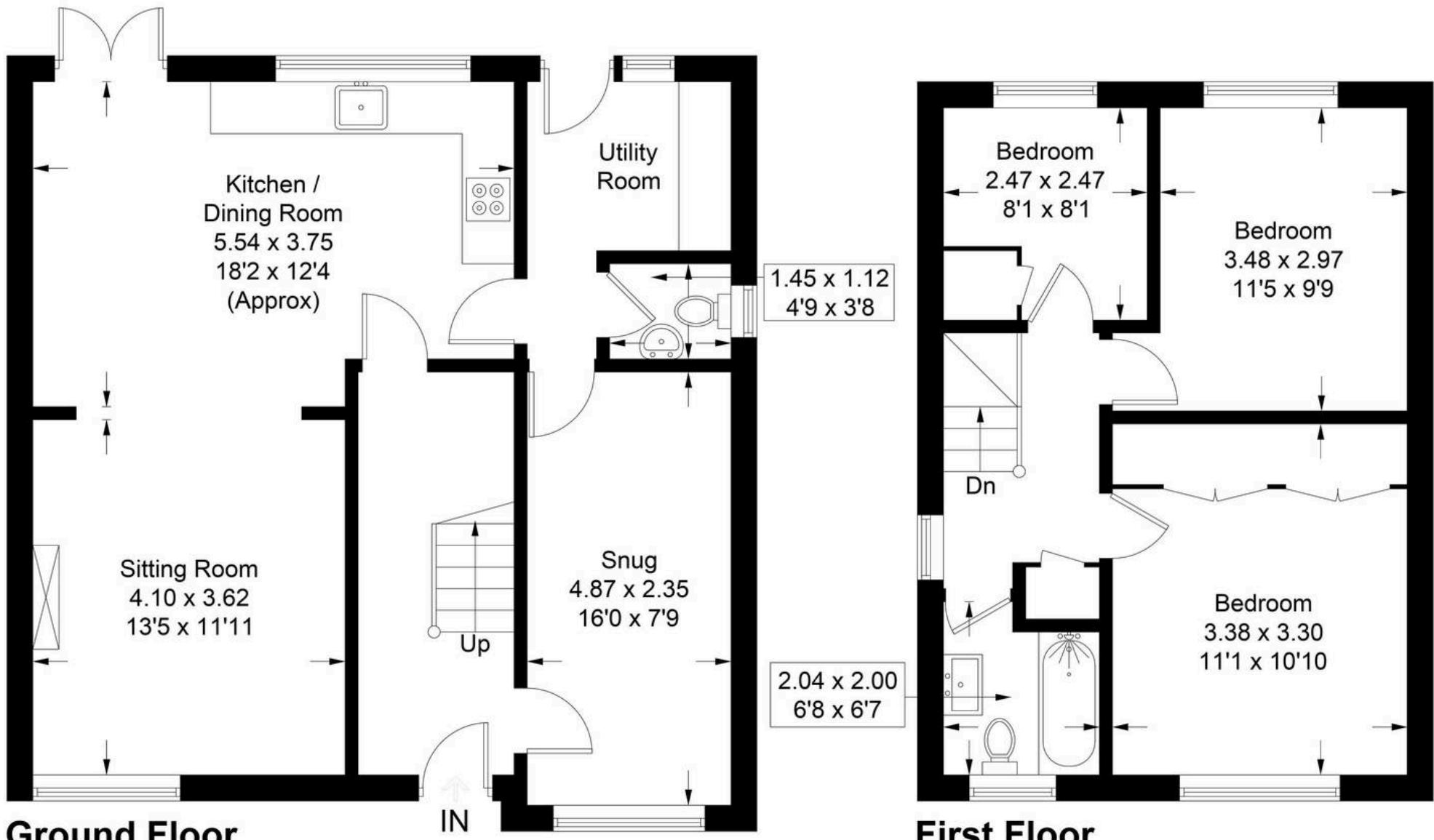


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