



**St. Annes, Great Comberton**  
Persnore

Guide Price **£675,000**





## St. Annes

Great Comberton, Pershore

- Attractively positioned three-bedroom detached bungalow set within a generous plot
- Three well-proportioned bedrooms, with the principal bedroom offering a contemporary en-suite shower room
- Stylish kitchen/breakfast/dining room with a range of integral appliances, forming the heart of the home and ideal for everyday living and entertaining
- Practical utility/boot room with external access, ideal for modern family living
- Light-filled conservatory providing a peaceful retreat with views over the garden
- Seamless indoor-outdoor flow, with direct access to landscaped patio seating areas
- Beautifully maintained and private gardens, featuring expansive lawns and established planting
- Purpose-built garden office, perfect for remote working, hobbies or a creative studio
- Generous driveway and garage, providing ample off-road parking and storage
- A superb lifestyle home in the peaceful and sought-after village of Great Comberton

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C



A beautifully presented detached bungalow, located in the desirable village of Great Comberton, occupying a generous plot, enjoying a superb rear garden with an excellent degree of privacy. The property offers spacious, well-balanced accommodation throughout, complemented by a conservatory, garage, ample off-road parking and a high-quality summer house/garden office, making it ideal for modern family living or those seeking flexible work-from-home space.

The accommodation is approached via a welcoming reception hallway which provides access to the principal living areas. The main living room is light and inviting, featuring a large picture window to the front elevation, patio doors to the rear garden, and a wood-burning stove for those cold winter nights.

To the rear, the heart of the home is the well-appointed kitchen/breakfast fitted with a range of cabinetry and integrated appliances, and opening naturally into a dining area, creating an excellent space for everyday living and entertaining.

The kitchen flows seamlessly into a conservatory, enjoying attractive views across the garden and providing an additional reception space ideal for year-round use, with doors opening directly onto the paved terrace. The utility/boot room provides a highly practical addition to the home, offering excellent storage and everyday functionality. Fitted with a range of base and wall units, the room incorporates space and plumbing for laundry appliances, together with ample worktop space for household tasks.

The property offers three well-proportioned bedrooms, all presented to a high standard. The principal bedroom benefits from built-in wardrobes and a modern en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom.





Externally, the property truly excels. The rear garden is a particular feature – generous in size, beautifully maintained and thoughtfully landscaped, comprising an extensive lawn, well-stocked borders, raised planting beds and multiple seating areas. A paved terrace directly behind the property provides an ideal spot for outdoor dining, while the remainder of the garden offers excellent privacy and space for families or keen gardeners. The plot also enjoys open aspects beyond, enhancing the sense of space and seclusion.

Situated at the far end of the garden is a superb timber-built summer house/garden office, fully insulated and fitted with power and lighting. Currently used as a home office, it offers excellent versatility and would equally suit use as a studio, gym or hobby room.

To the front, the property benefits from a private driveway providing ample off-road parking, leading to a single garage. The front garden is neatly landscaped and enclosed, adding to the property's attractive kerb appeal.

Overall, this is a rare opportunity to acquire a deceptively spacious and immaculately maintained bungalow set within a large plot, offering flexible accommodation, excellent outdoor space and a high-quality outbuilding, all within a desirable village location.

Great Comberton sits at the foot of Bredon Hill, within the Cotswolds Area of Outstanding Natural Beauty, and is a vibrant and friendly village which consists of many delightful thatched cottages, a village hall and the 14th-century Saint Michael's Church. With the River Avon nearby, the area is well known for its boating, fishing and walking.

















# Great Comberton

Approximate Gross Internal Area = 130.4 sq m / 1404 sq ft

Garage = 18.5 sq m / 199 sq ft

Summer House / Office = 9.3 sq m / 100 sq ft

Total = 158.2 sq m / 1703 sq ft

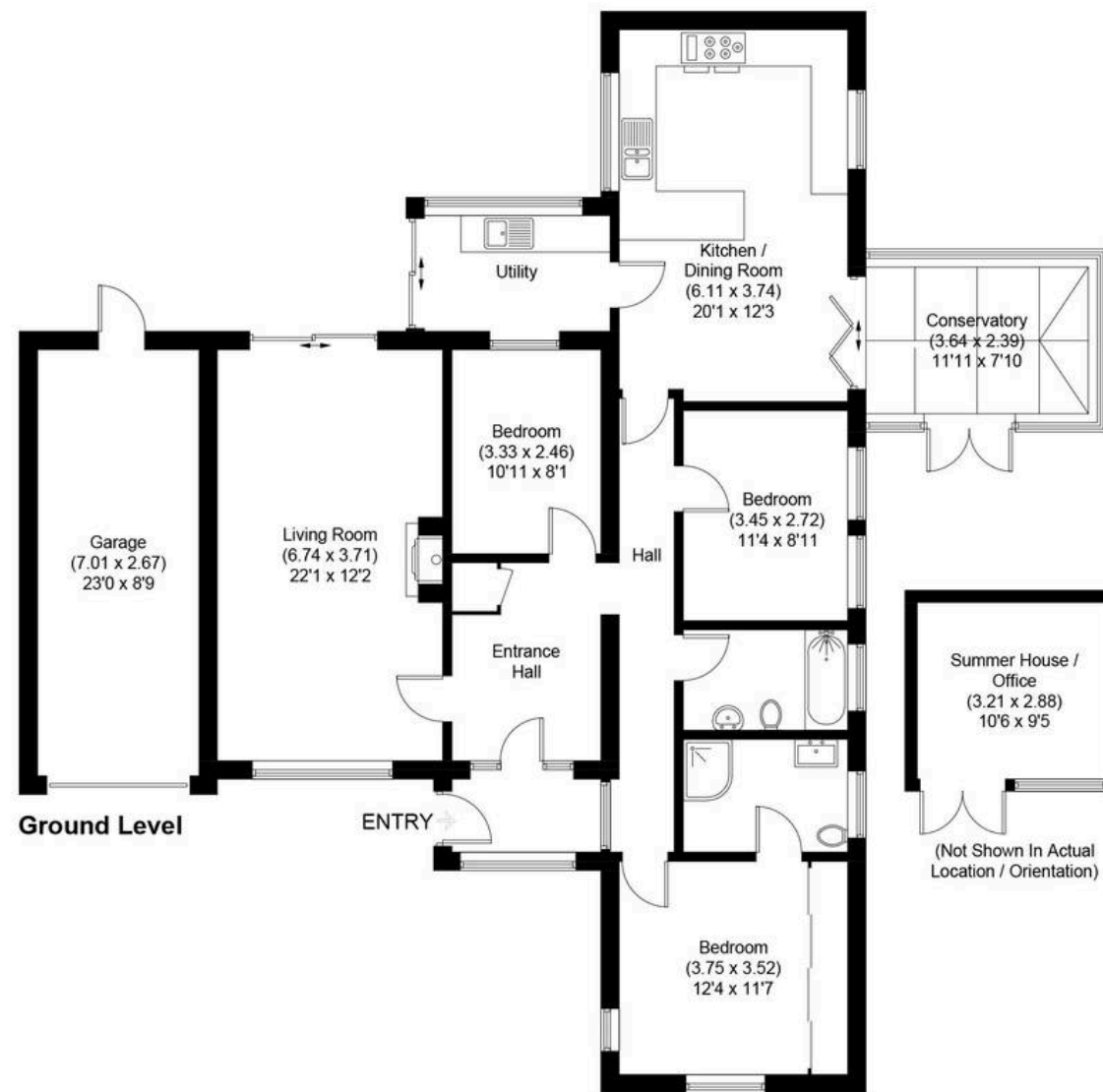


Illustration for identification purposes only, measurements are approximate, not to scale.





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