



## 18 Parkwood, Elmley Castle

Pershore

Guide Price £575,000



## 18 Parkwood

Elmley Castle, Pershore

- Gardens backing onto the open countryside of Bredon Hill, and offered with no onward chain
- Substantial detached family home extending to approximately 2,197 sq ft (204 sq m), including a double garage, in need of some modernisation
- Flexible layout offering excellent potential for multi-generational living
- Extensive ground-floor accommodation, including an additional reception room/bedroom
- Four well-proportioned first-floor bedrooms served by a family bathroom, and en-suite to the principal bedroom
- Generous living and dining rooms, ideal for everyday family life and entertaining
- Spacious kitchen with adjoining utility room and external access
- Double garage, driveway parking and useful storage/outbuildings
- Mature, private rear garden with established planting and an open outlook to the rear
- Sought-after village location in Elmley Castle, at the foot of Bredon Hill within an Area of Outstanding Natural Beauty

No onward chain. 18 Parkwood is a substantial and well-proportioned detached family home, occupying a generous plot in a quiet residential setting on the edge of the highly regarded village of Elmley Castle, at the foot of Bredon Hill within an Area of Outstanding Natural Beauty.

The property offers generous and adaptable accommodation of approximately 2,197 sq ft (204 sq m), including a double garage, the property is particularly well suited to multi-generational living, benefitting from an extensive ground-floor extension.

On the ground floor, the welcoming entrance hall leads through to a light-filled living room with views over the garden, complemented by a separate formal dining room ideal for family meals and entertaining. The kitchen is well arranged with ample storage and worktop space, opening to a useful utility room with external access.

A notable feature of the ground floor is the additional reception room/bedroom, offering excellent flexibility as a guest bedroom, home office, or further living space, served by a nearby cloakroom. An attached garage and adjoining store/shed provide further practical storage.

To the first floor, there are four well-proportioned bedrooms, all enjoying pleasant outlooks, along with a family bathroom. The layout lends itself well to family living, with scope for reconfiguration or enhancement if desired.

#### External

To the front, a private driveway offers off-road parking with access to the double garage, and a neat lawned garden.



To the rear lies a generous and established garden, predominantly laid to lawn and bordered by mature hedging and planting, creating a sense of privacy and a peaceful setting. The garden enjoys a lovely open feel, with views of the field beyond, and provides ample space for outdoor dining, relaxation, or family use.

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).

Just a few miles away, the market town of Pershore offers a range of independent shops, cafés, leisure facilities, and a railway station on the London Paddington line. Excellent road links connect easily to Worcester, Cheltenham, and the M5 motorway, making this an ideal location for commuters seeking a rural retreat.

Tenure: FREEHOLD

EPC Rating: D

Local District Council: Wychavon

Council Tax band: D







# Parkwood

Approximate Gross Internal Area  
 Ground Floor = 134.3 sq m / 1446 sq ft  
 (Including Garage)  
 First Floor = 61.5 sq m / 662 sq ft  
 Shed = 8.3 sq m / 89 sq ft  
 Total = 204.1 sq m / 2197 sq ft

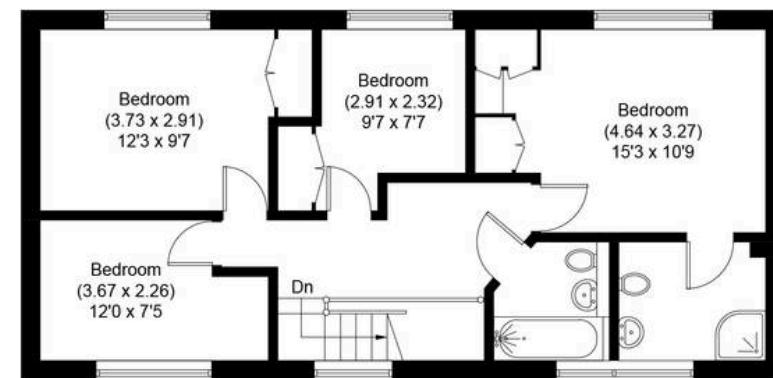


Illustration for identification purposes only, measurements are approximate,  
 not to scale.



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