



**23 Butt Furlong, Fladbury**

Pershore

Guide Price £675,000



## 23 Butt Furlong

Fladbury, Pershore

- Substantial detached family home extending to approx. 2,558 sq ft
- No onward chain and presented in immaculate, move-in-ready condition throughout
- Highly flexible layout with potential for a ground-floor suite including en-suite and dressing area
- Multiple reception rooms offering excellent entertaining and family space
- Modern fitted kitchen with adjoining dining area
- 5/6 well-proportioned bedrooms arranged over two floors
- Four bath/shower rooms, ideal for larger or multi-generational households
- Beautifully landscaped rear garden with patio seating areas
- Double garage and generous off-road parking
- Sought-after village location of Fladbury, with access to countryside walks and community amenities

This substantial and immaculately presented 5/6 bedroom detached family home offers exceptionally generous and versatile accommodation extending to approximately 2,858 sq ft, including garage and eaves space. The property has been maintained to a high standard throughout and provides a rare opportunity to acquire a house of this scale and flexibility within the popular village of Fladbury.

The accommodation is arranged over two floors and is particularly well-suited to modern family living, entertaining, or multi-generational requirements.

On the ground floor, a welcoming entrance hall leads to a series of well-proportioned reception rooms, including a spacious sitting room with a cosy wood-burning stove, and additional reception spaces that allow for flexible use. The fitted kitchen is well arranged, with built-in appliances including hob, oven, microwave, fridge/freezer and dishwasher, and complemented by a separate dining/office room, creating a natural hub for family life, with the further benefit of a utility room and internal access to the garage.

A key feature of the property is the extensive ground-floor extension, which offers outstanding potential to create a self-contained ground-floor suite, if required. This area could readily be configured as a principal bedroom suite, complete with en-suite bathroom and dressing room, making it ideal for multi-generational living, guests, or those seeking future-proofed accommodation.

To the first floor, the house continues to impress with a generous bedroom layout, including a large principal bedroom and three further well-sized bedrooms, served by two en-suite shower rooms, and a family bathroom. All rooms are presented in excellent decorative order, reflecting the overall immaculate condition of the property.



Outside, the property benefits from attractive gardens with outdoor lighting, providing space for relaxation, outdoor dining, and family use, while the driveway and garage offer ample parking and access of the double garage.

The beautifully landscaped rear garden features a large patio seating area, perfectly positioned to enjoy both morning and evening sun, along with an additional paved area to the side of the property. The recently re-laid lawn is presented in immaculate condition. A rear garden gate provides direct access to the community orchard, which offers a variety of fruit trees and scenic walks beyond – ideal for enjoying the natural surroundings or for dog walking.

#### Location

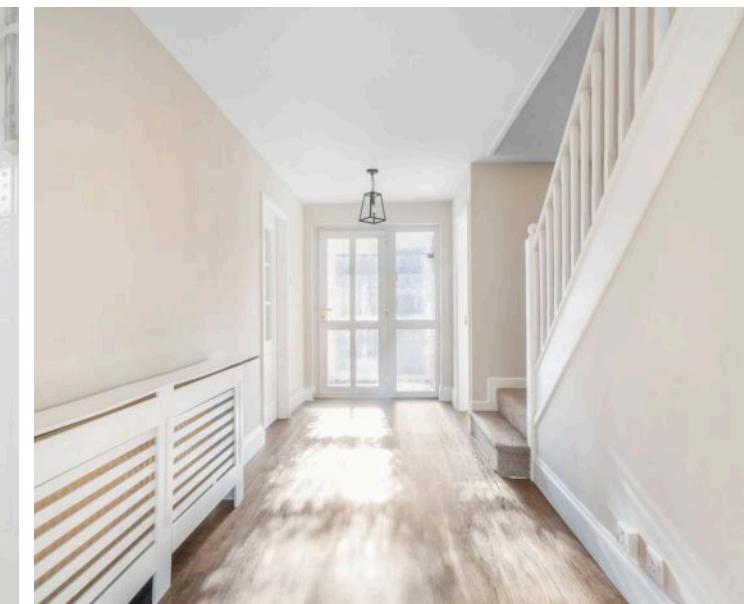
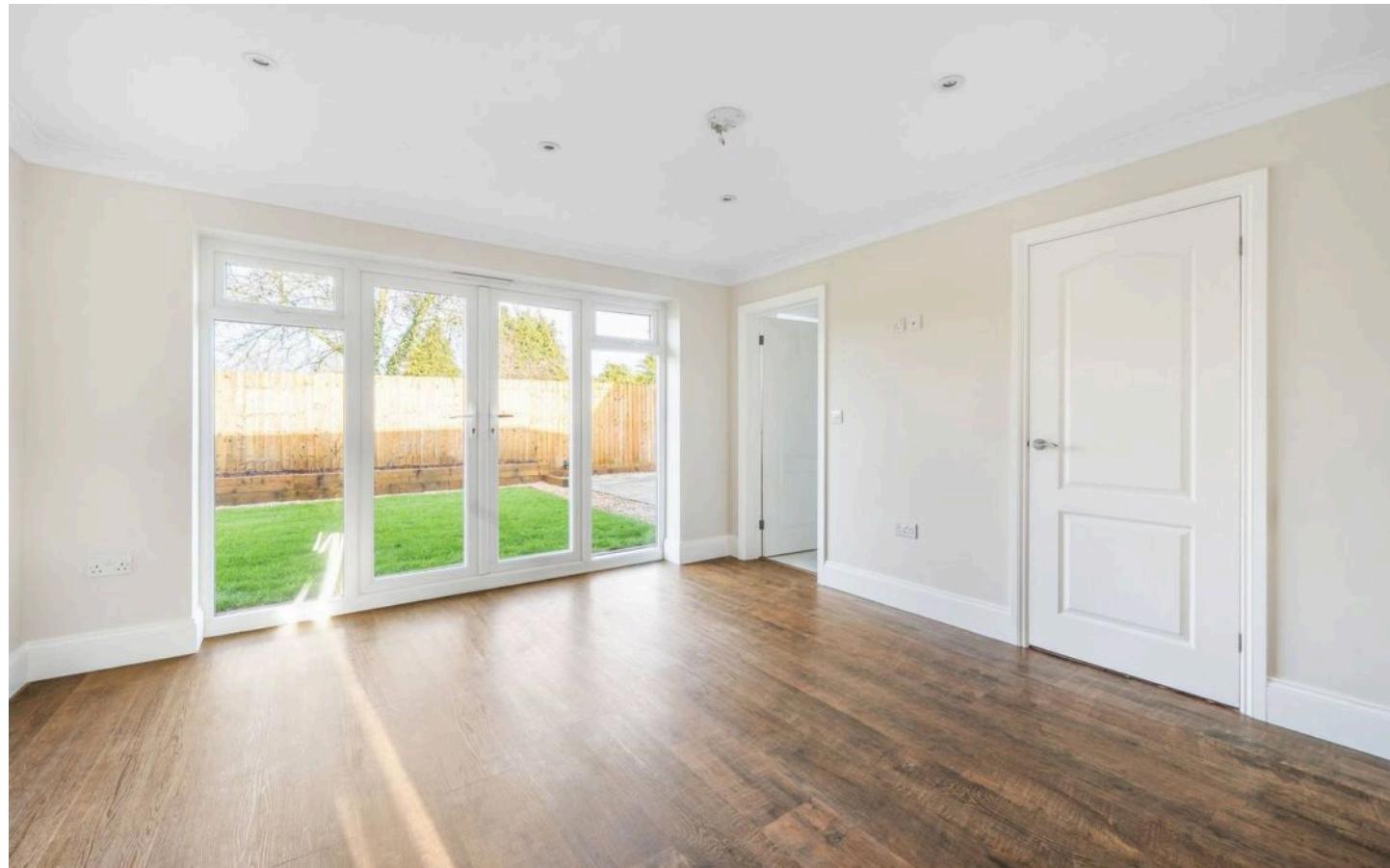
The charming village of Fladbury has a thriving community and is equipped with a parish church, a C of E First School, two popular public houses, hairdressers, and a locally renowned pie & butcher's shop. The river Avon runs alongside the village, providing ample opportunities for boating, fishing, and wildlife activities. Fladbury also offers a fantastic golf course, a tennis club, canoeing, and a sports field for sports enthusiasts. The area is surrounded by stunning countryside that is perfect for walking. Additionally, it is only a short drive away from the picturesque Cotswolds, while the Georgian market town of Pershore is located approximately five miles to the West and offers a wide range of shops and services.

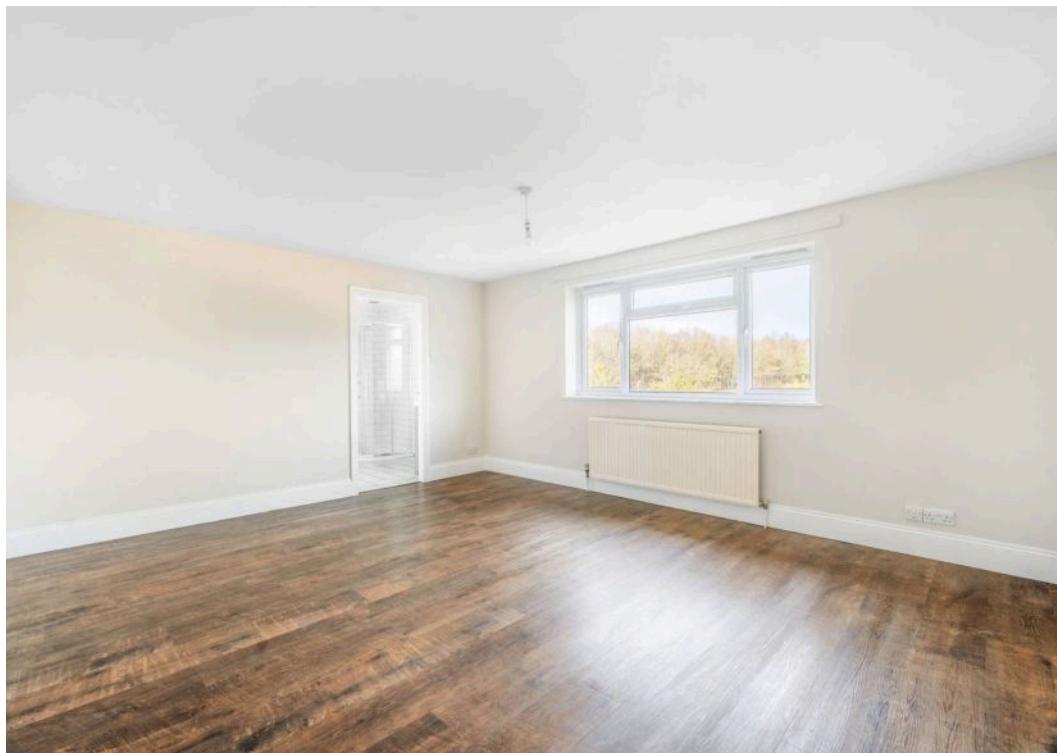
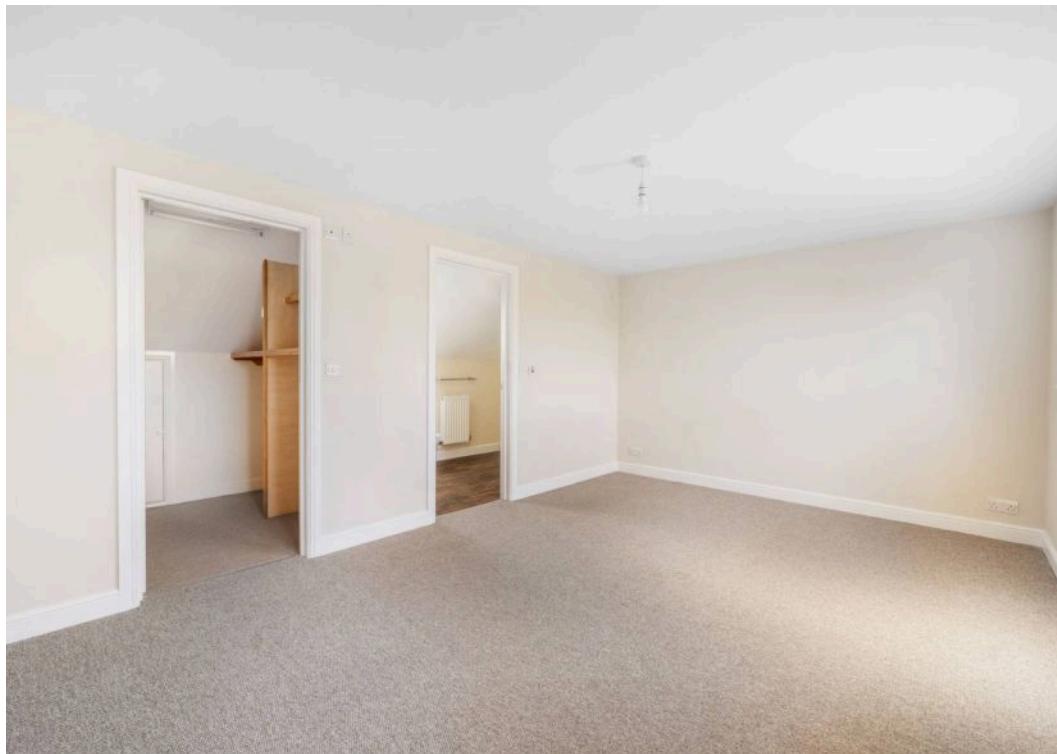
Tenure: FREEHOLD

EPC Rating: C

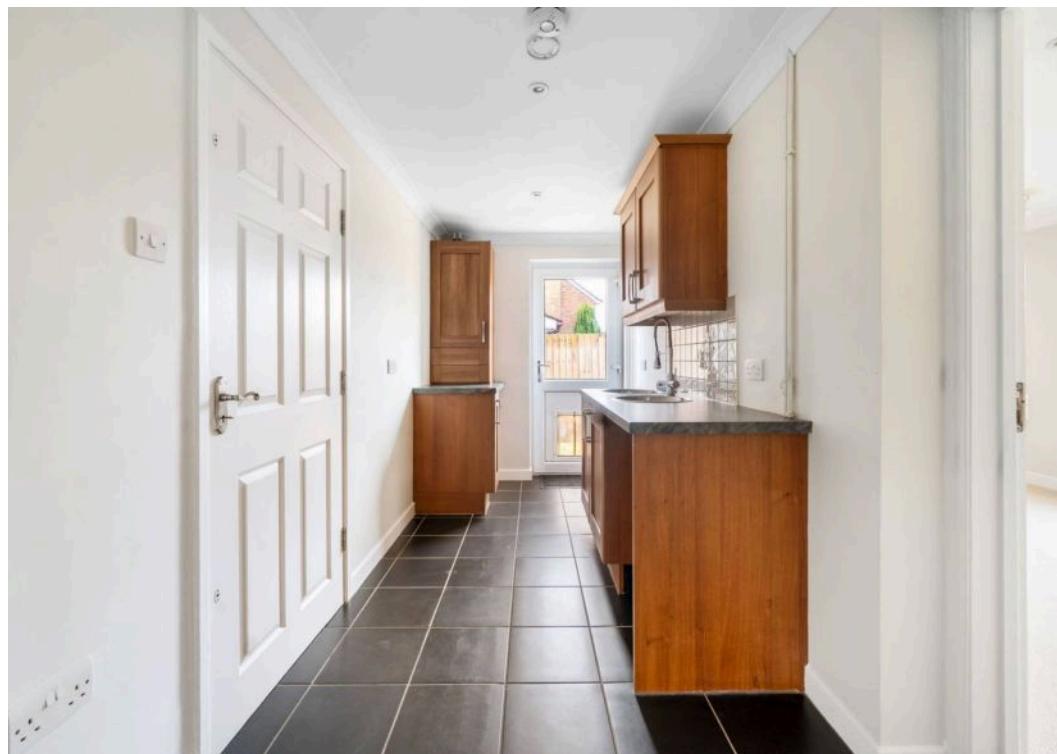
Local District Council: Wychavon

Council Tax band: G









# 23 Butt Furlong, WR10 2QZ

Approximate Gross Internal Area = 265.5 sq m / 2858 sq ft  
(Including Garage / Eaves)

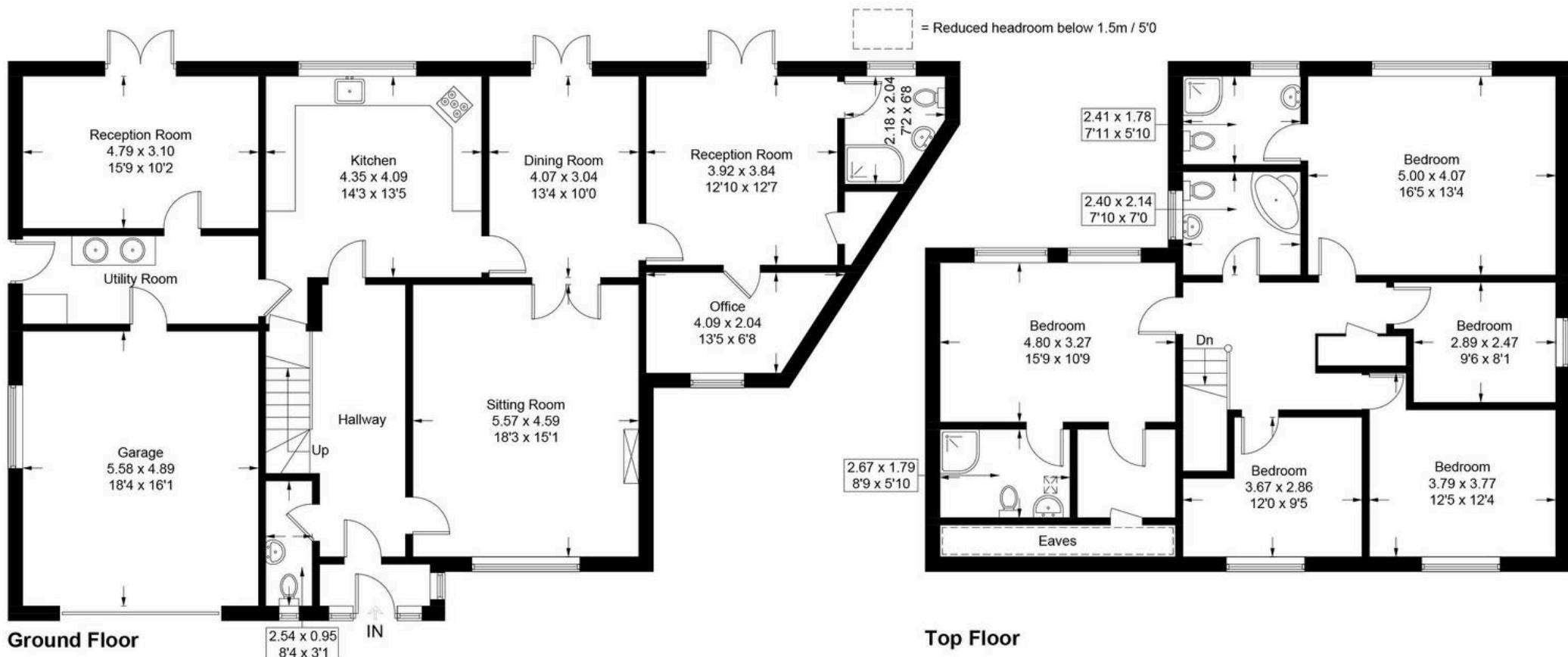


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