



## 4 Newlands, Pershore

Pershore

Guide Price £259,950



## 4 Newlands

Pershore, Pershore

- Charming Grade II listed two bedroom cottage, offering significant character and period detailing
- Highly desirable central Pershore location, enjoying views across the Abbey Grounds towards the Bredon Hills
- Retaining a wealth of original features, including exposed beams, fireplaces and traditional flooring
- Generous sitting room featuring a wood-burning stove set within a characterful brick recess
- Recently fitted kitchen offering a range of base and wall units, and built-in appliances
- Separate dining room and inner hall, currently utilised as a study, offering flexibility of use
- Two well-proportioned bedrooms with pleasant outlooks
- Traditional-style bathroom with freestanding bath and exposed beams
- Delightful walled rear garden, providing a private and enclosed outdoor space rarely found in such a central position
- Conveniently located within walking distance of Pershore town centre, riverside walks and the town's full range of amenities
- Parking is available over the road from this property at the Abbey Car Park for just over £20 / month

The Willows is a charming Grade II listed two bedroom cottage, occupying a central and highly regarded position in the heart of Pershore, with attractive views across the Abbey Grounds towards the Bredon Hills. This characterful home offers well-balanced and thoughtfully arranged accommodation, presented in excellent order throughout, while retaining a wealth of original character features including exposed beams, feature fireplaces and traditional flooring.

The ground floor accommodation is both practical and characterful, centred around a spacious sitting room featuring a wood-burning stove set within a brick recess, creating a warm and inviting focal point. A separate dining room provides an ideal space for entertaining, while the inner hall, which can be utilised as a study, offers useful flexibility. To the rear of the property is a utility area with access to the garden, leading through to a recently fitted kitchen offering a range of base and wall units, built-in appliances including a fridge/freezer & dishwasher, ample storage and views over the rear garden.

To the first floor, the cottage continues to impress with two well-proportioned double bedrooms, both enjoying pleasant outlooks and retaining period features, served by a bathroom finished in a traditional style, complete with freestanding bath and exposed beams.

Outside, the property benefits from a delightful walled rear garden, offering a private and enclosed setting rarely found in such a central location. The garden incorporates a paved seating area, lawn, established flower and shrub borders, and a garden shed, providing an attractive and low-maintenance outdoor space.

The Willows represents a rare opportunity to acquire a characterful period home in one of Pershore's most desirable central positions, within walking distance of the town's shops, amenities, riverside walks and well-regarded community and cultural facilities.



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Parking is available over the road from this property at the Abbey Car Park for just over £20 / month, if required.

Parking is free after 6pm, and on Sundays.

#### LOCATION

The market town of Pershore 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.

Pershore train station or the newly constructed Worcestershire Parkway Station provides links directly to London Paddington or Worcester Shrub Hill travelling on to Birmingham. The motorway is approximately nine miles distant at Worcester junction 7 of the M5, bringing Birmingham to the north and Bristol to the south within commutable distance. Other main centres are Stratford-upon-Avon with the theatre and racecourse, Cheltenham with National Hunt horse racing and the Everyman Theatre and major main shopping facilities, Worcester with famous Cathedral and equally famous cricket club together with the River Severn and good shopping centre.

Tenure: FREEHOLD

EPC Rating: D

Local District Council: Wychavon

Council Tax band: B







# 4 Newlands, WR10 1BN

Approximate Gross Internal Area = 66.1 sq m / 711 sq ft



Illustration for identification purposes only, measurements are approximate,  
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