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estate agents

 **MAYFAIR**
OFFICE GROUP

Whitsun Brook, Hill Furze, Pershore, Worcestershire. WR10 2NE

Offers Over £800,000

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A wonderful opportunity to acquire a most spacious four bedroom detached family home, situated in an enviable location surrounded by glorious countryside with far reaching views.

Accommodation briefly comprises: Entrance Hall, Kitchen/Breakfast Room, Rear Hall, downstairs Cloakroom, Utility Room, Living Room, Dining Room, Study. First floor: Master Bedroom with Dressing Room and En-Suite Shower Room, Guest Bedroom with En-Suite Shower Room, two further double Bedrooms and Bathroom.

Outside: The property benefits from generous in-and-out drive providing parking for several vehicles, fabulous gardens to all sides over open countryside.

LOCATION: A glorious rural location, ideal for access to the towns of Evesham and Pershore, with main line railway stations offering direct links to London. Within a mile is the popular Vale Golf Club, with 2 separate Courses.

Kitchen: - 3.73m x 3.28m (12'3" x 10'9")

Breakfast Room: - 4.01m x 2.82m (13'2" max 11'2" min x 9'3")

Utility Room: - 3.45m x 1.7m (11'4" x 5'7")

Dining Room: - 4.57m x 3.28m (15'0" x 10'9")

Study: - 4.27m x 2.46m (14'0" max x 8'1" max 6'7" min)

Living Room: - 6.53m x 4.34m (21'5" x 14'3")

Bedroom 1: - 4.34m x 3.89m (14'3" x 12'9") **EnSuite:** - 2.49m x 0.99m

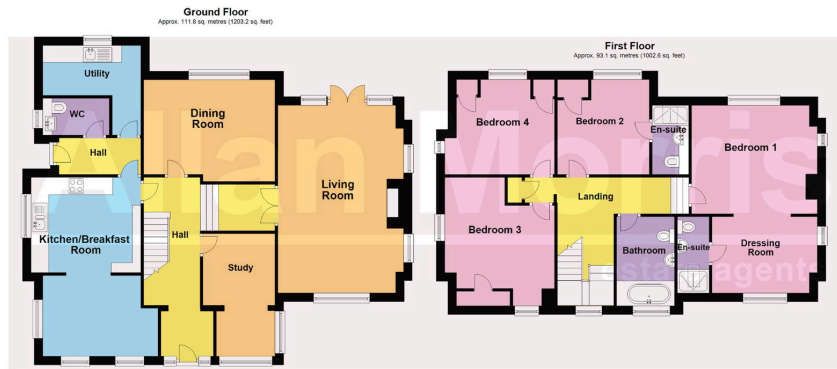
Dressing Room: - 3.68m x 2.49m (12'1" x 8'2")

Bedroom 2: - 3.4m x 3.18m (11'2" max x 10'5") **EnSuite:** - 2.59m x 1.22m

Bedroom 3: - 3.73m x 3.43m (12'3" x 11'3" max 9'3" min)

Bedroom 4: - 3.86m x 3.43m (12'8" max 8'9" min x 11'3")





Total area: approx. 204.9 sq. metres (2205.8 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

- Substantial detached family home
- 4 Bedrooms
- 3 Reception Rooms
- 3 Bathrooms
- Glorious private gardens & generous driveway
- Option to purchase further land via separate negotiation
- Stunning Views
- Popular primary & secondary school catchments
- NO ONWARD CHAIN
- Council Tax Band: G



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	