



















A most characterful Grade II Listed three bedroom Georgian family home further benefiting from newly converted 1 bedroom coach house/Annexe, situated in the heart of the market town of Pershore.

Accommodation comprising: Entrance Hall, spacious Living Room, Kitchen/Diner. On the first floor: Master Bedroom and Family Bathroom. On the second floor: Two further Bedrooms and a Shower Room.

Outside: To the front is a delightful foregarden. To the rear is charming private gardens, charming newly converted 1 bedroom coach house/Annexe, double Garage with a flexible room to the side, suitable for several uses and a private driveway.

LOCATION: The property is located in the popular Georgian market town of Pershore. The town offers excellent amenities to include shops, pubs, cafes and restaurants as well as enjoying a popular school catchment. Pershore offers easy access to transport links with Pershore Station benefiting from direct rail links to London and with the M5 motorway also within easy reach.

**Living Room** - 6.38m x 4.44m (20'11" max x 14'7" max)

**Kitchen/Diner** - 5.77m x 4.55m (18'11" x 14'11")

Bedroom 1 - 4.44m x 3.61m (14'7" x 11'10")

**Bathroom** - 3.96m x 2.67m (13'0" x 8'9")

Bedroom 2 - 4.39m x 3.61m (14'5" x 11'10")

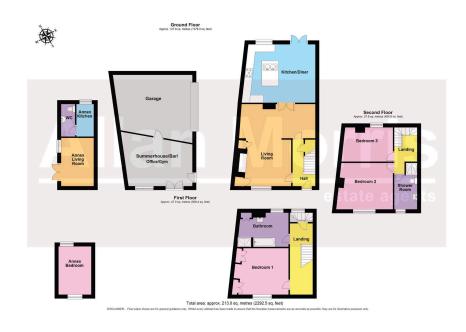
**Bedroom 3** - 3.96m x 2.67m (13'0" x 8'9")

**Shower Room** - 3.61m x 1.78m (11'10" x 5'10")

**Summer House/Bar/Office/Gym** - 4.22m x 5.51m (13'10" x 18'1")







- 3 bedroom Grade II Listed period family home
- 2 Bathrooms

- Spacious living accommodation
- Stunning private gardens
- Newly converted 1 bedroom
  Double garage and driveway coach house/annexe
- Independent bar/office/gym
  Close to town centre
- Easy access to railway station
- · Council Tax Band C

