Bomford & COFFEY LIMITED
ESTATE·AGENTS

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Residential Sales Particulars

Abels Furlong,
Evesham Road,
Fladbury,
Worcestershire.
WR10 2QS

For Sale **Price £699,500**

A DETACHED FOUR BEDROOM EXTENDED PERIOD COUNTRY HOUSE SET ON THE OUTSKIRTS OF THIS POPULAR RURAL VILLAGE HAVING FOUR RECEPTION ROOMS, TWO EN-SUITE BEDROOMS, MANY ORIGINAL FEATURES SET IN APPROXIMATELY THREE QUARTERS OF AN ACRE OF BEAUTIFUL LANDSCAPED GARDENS.

Entrance Hall, Dining Room, Lounge, Kitchen/Breakfast Room, Utility Room, Games Room, Boot/Laundry Room, Conservatory, Two Separate Studies, Two En-Suite Bedrooms, Two Further Double Bedrooms, Family Bathroom, Driveway and Mature Gardens.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form any part of a contract. All measurements are within six inches tolerance.

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Situation

Abels Furlong, originally part of the Duke of Orleans Estate of Wood Norton Hall, situated off the A44 opposite The Evesham Golf Club and being close to Craycombe Farm retail complex, on the outskirts of the popular riverside village of Fladbury.

The property is believed to date back to the late 1800s and was originally two cottages now having been extended sympathetically and retaining many of the original features being interesting fireplaces, exposed parquet flooring and wall and ceiling timbers. The property stands, detached, with flexible accommodation in lovely grounds accessed off the original road to five bar gate and gravelled frontage. The property is not listed and is double glazed throughout and connected to all mains services.

Fladbury village supports a picturesque church and two public houses, there is a central green and well established and award-winning pie shop and butchers. The village has modern recreation ground with clubhouse, illuminated tennis courts and sports ground together with canoeing club and associated river sports. The village is in the catchment for Evesham educational facilities and there are also private schools available.

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.

The new Worcestershire Parkway Station has been developed to improve the access and destinations to the south west, the north east, London and the Thames Valley. So significantly enhancing Worcestershire's connectivity to outlying regions. 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 Horseracing, the Everyman Theatre and major shopping facilities; Worcester with its famous Cathedral and equally famous cricket club together with the River Severn and main shopping centre.

Viewing

All enquiries should be made to the sole agents Bomford & Coffey. Our opening hours are 9:00am to 5:30pm Monday to Friday and 9:00am to 1:00pm Saturdays or by appointment for weekend viewings.

Estate Agents Act 1991 (Misrepresentations Act 1967)

(Conditions under which particulars are issued)

Messrs Bomford & Coffey for themselves and for the vendors of this property whose agents they are, give notice that these particulars, though believed to be correct do not constitute part of an offer or contract, that all statements in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property.

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Property Comprises

Canopied Entrance with panelled glazed front door into

Reception Hallway with parquet floor covering, panelled radiator and multi socket power points. Wall light points.

Cloak Room comprising low flush WC, wall mounted hand wash basin with ceramic tile splashback. Panelled radiator, ceramic floor covering and front elevation leaded glazed window.

Thumb latched pine door leads into

Dining Room measuring overall approximately 23'6" x 12'" (7.16m x 3.66m) with further front bay window. Panelled radiators, feature Villager wood burning stove with metal canopy over and exposed timber beam with log storage to either side, over stone hearth and inglenook seats. High level salt cupboard. Exposed wall and ceiling timbers, dado wall panelling and ample power points with wall light points. Exposed timber floor covering and part flagstone flooring.

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Half glazed leaded double doors lead into

Period Front Lean-To Lobby with leaded paned windows, shelfing and enclosed meter point/consumer unit. Ceiling lights.

Panelled glazed door off dining room leads into

Sitting Room having front bay window and measuring approximately 12'0" x 11'9" (3.66m x 3.58m) with original parquet floor covering, period fireplace (sealed) with moulded surround and exposed brick with timber panelling and mantle shelf. Exposed wall and ceiling timber beams. Bay window seat and high-level display shelving over dual aspect windows. Centre light point, opening into

Inner Snug Sitting Room measuring overall approximately 12'0" x 12'0" (3.66m x 3.66m) having exposed ceiling timbers and further period fireplace with moulded timber surround and mantle shelf, inset ceramic tiles over quarry tiled hearth. Villager multi burner stove under canopy. Having side aspect bay with fully glazed double doors and side panels opening into the garden. There is BT socket, inset ceiling lights and wall lights points. Ample multi socket power points and TV aerial point.

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Inner Snug Sitting Room

Doorway from sitting room leads into original cottage entrance providing useful storage, circular window and period timber door to outside porch.

Kitchen/Breakfast Room being L-shaped and measuring overall approximately 14'3"x 15'5" (4.34m x 4.7m) with dual aspect windows, inset ceiling lights. Fitted kitchen units with work top surfaces, drawers and storage cupboards under. Rangemaster cooker with extractor hood and ceramic tiled surrounds. Ample multi socket power points. Victorian style clothes horse on ceiling pulley. Exposed timbers and ceramic tiled floor covering. One and a half bowl single drainer porcelain sink unit with mixer tap. Built-in fridge. Wall mounted storage cupboards. Panelled radiator and wall mounted thermostatic control. TV aerial point.

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Kitchen/Breakfast Room

Utility Room measuring approximately 10'5" x 10'2" (3.18m x 3.1m) with panelled glazed window. Double drainer, stainless steel sink unit with mixer tap. Base level storage cupboards, plumbing for dishwasher. Wall mounted Worcester gas boiler. Space for upright fridge/freezers and ample multi socket power points. Ceramic tiled floor covering, panelled radiator and further wall mounted storage cupboards.

From the kitchen/utility room there is rear porch with stable doors leading out to rear paved area.

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Off the front hall there are two studies.

Study One measuring approximately 8'9" x 10'9" (2.67m x 3.28m) with front elevation leaded glazed windows, panelled radiator, parquet floor covering. Wall light points and multi socket power points, recessed shelving and BT socket.

Study Two measuring approximately 6'4" x 7'8" (1.93m x 2.34m) with front elevation window, parquet floor covering, panelled radiator, ceiling light and multi socket power points.

From the hall there is rear passageway with patio door and a rear access door, further Victorian styled clothes horse, panelled radiator and high-level consumer unit. With door leading into

Games Room measuring overall approximately 25'0" x 15'0" (7.62m x 4.57m) with exposed brick chimney having mantle shelf and wood burning stove over blue brick hearth. Engineered oak floor covering and dual aspect windows. Panelled radiators, inset ceiling lights and wall light points. Multi socket power points, dimmer switch and further sliding glazed door leads into

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Games Room

Conservatory measuring approximately 11'6" x 8'7" (3.51m x 2.62m) with ceramic tile floor covering, polycarbonate roof. UPVC window panels and fully glazed double doors. Multi socket power points and wall mounted electric skirting heater.

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Off the games room there is

Boot Room/Laundry Room measuring overall approximately 12'6" x 11'2" (3.81m x 3.4m) with ceramic tile floor covering, range of fitted units comprising work top surfaces, drawers and storage cupboards under. Double bowl sink unit with mixer tap. Plumbing for washing machine. Dual aspect windows and rear stable door. Inset ceiling lights. Wall mounted Worcester boiler (combi). Ceramic tile surrounds and ample multi socket power points. (A useful and flexible room with fridge/freezer storage space, boot storage and ideal for dog grooming).

Stairway from reception hall with storage under leads up to first floor with rails and balustrading. Split level with front elevation window leads onto

Landing with panelled radiator, ceiling light points and wall light points.

Bedroom One measuring approximately 11'0" x 14'0" 93.35m x 4.27m) front and rear elevation aspect leaded windows with venetian blinds. Panelled radiator, wall light point and TV aerial socket. Built-in wardrobe cupboards.

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Bedroom One

En-Suite Bathroom with walk-in shower, ceramic tiled surrounds and plumbed-in Mira shower. Pedestal hand wash basin and low flush WC. Front elevation leaded window with venetian blind. Upright chrome radiator/towel rail. Shaver point and glazed shelf with wall mirror and shelf under. Panelled radiator, pull cord light switch. Built-in storage cupboard with slatted shelving. Access hatch to roof void. Door onto landing.

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Dressing Room measuring approximately 9'8" x 8'3" (2.95m x 2.51m) to eave height. With sloping ceiling and exposed timbers, ceiling light point. Fitted storage cupboards. There is a further door which leads into an attic storage room measuring approximately 15'4" x 9'2" (4.67m x 2.79m) with ceiling light point.

Bedroom Two measuring approximately 11'7" x 11'6" (3.53m x 3.51m) with bay window and front aspect window. Built-in wardrobe cupboards, panelled radiator. Exposed timber floor covering, light and power points. Recessed storage cupboard with rails and curtain front.

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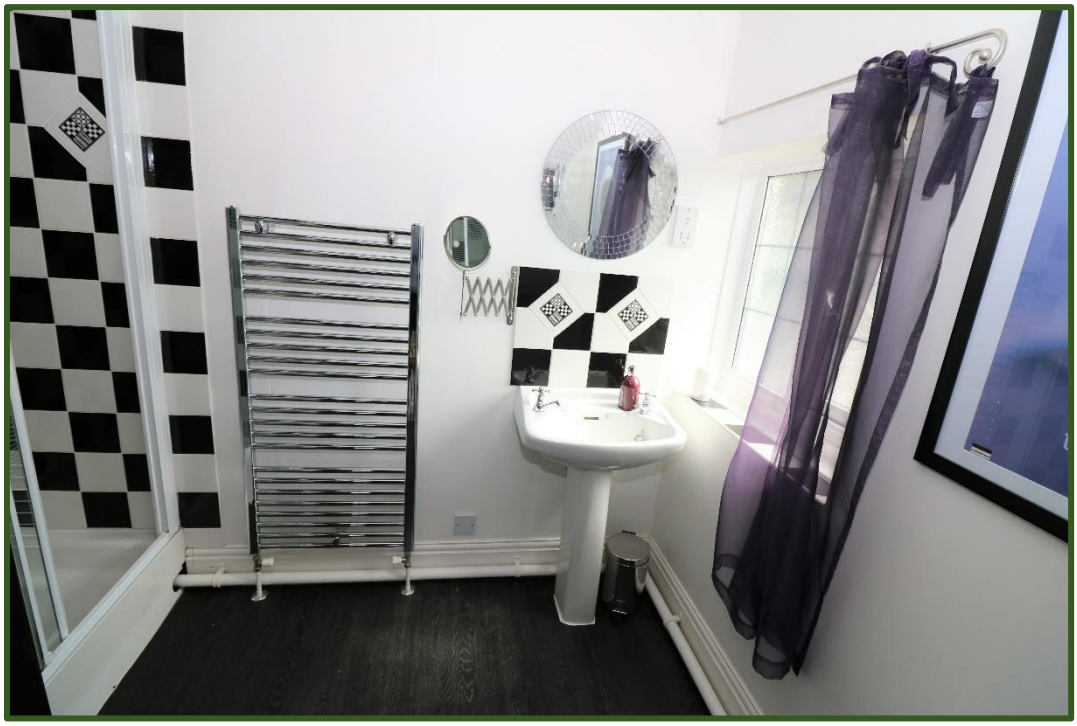
En Suite with low flush WC (Sanilav), pedestal hand wash basin with tiled splash back. Upright chrome radiator/towel rail. Walk-in shower cubicle with Mira plumbed in shower. Patterned ceramic tile surrounds over shower tray. Opaque leaded glazed window. Shaver point. extractor fan and inset ceiling lights.



Inner Landing with period colour glazed and leaded window, inset ceiling lights and exposed timbers. Enclosed hot water tank and shelving. 24-hour time control.

Bedroom Three measuring approximately 12'0" x 12'2" (3.66m x 3.71m) with rear elevation leaded window, venetian blind. Wall light points, panelled radiator and multi socket power points. BT extension point. Built-in wardrobe cupboards and exposed timber floor covering, wall shelving.

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Bedroom Four measuring approximately 11'10" x 12'0" (3.61m x 3.66m) with built-in wardrobe cupboard and open fronted storage cupboard with rail and curtain. Panelled radiator, front elevation leaded window, pull cord light switch to wall light points. Dimmer switch, multi socket power points and exposed timber floor covering.

Family Bathroom comprising panelled bath with mixer tap, telephone handle shower attachment. Low flush WC and pedestal hand wash basin with tiled splash back. Panelled radiator and ceramic tile floor covering. Opaque glazed window with venetian blind. Pull cord light switch. (Further period colour glazed and leaded panels to bathroom door).

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Outside the Property

Abels Furlong stands in approximately three quarters of an acre of grounds with fenced orchard area at the top of the garden which also includes two greenhouses and two useful timber garden stores, the larger one measuring 11'8" x 10'0" (3.56m x 3.05m) connected to light and power. There is exterior lighting and storage enclosure together with enclosed productive vegetable patch.

The garden has tree preservation orders on some interesting specimens such as ginkgo and Norwegian maple, Canadian oak and mulberry tree.
This beautiful garden, with its ornamental ponds, individual seating areas within paving and cobblestones, together with rockeries and stone features, all make a lovely setting for this period and extended property.

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Originally the property, before being extended, was two cottages with period features being ornate and decorated entrance porches which remain as part of the ambient feature of the outside of the house. To the front there is access road and gated approach to the pebbled gravel drive, providing ample parking and turning space in front of the entrance to the property.

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Services	All mains services are connected to this property. There is gas central heating. Telephones and extension points are subject to BT transfer regulations.
Fixtures & Fittings:	Only those items specified in these details are included in the sale of the property.
Tenure:	The property is freehold
Local Authority:	Wychavon District Council, The Civic Centre, Station Road, Pershore WR10 1PT Telephone 01386 565000
Council Tax:	**Band G**

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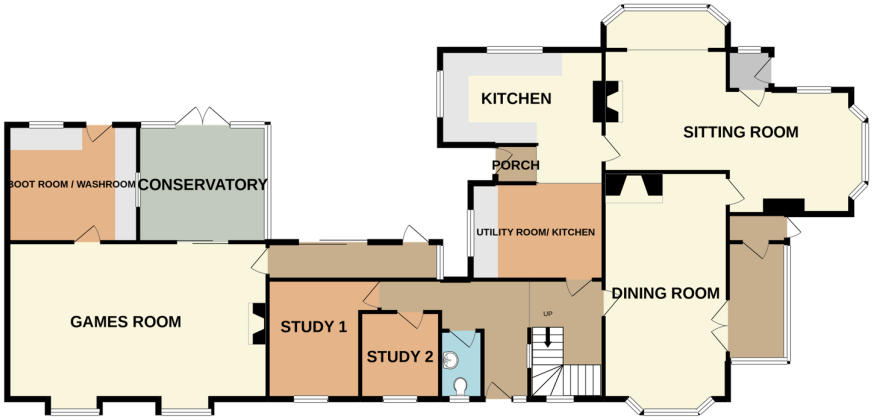
GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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