



ESTATE • AGENTS

14 Broad Street, Pershore, Worcestershire WR10 1AY Telephone: 01386 555368
residential@bomfordandcoffey.co.uk

2 Green Gates
Lower Wolverton
Pershore
Worcestershire
WR10 2AU

For Sale

Price £379,950



AN EXTENDED AND SYMPATHETICALLY MODERNISED FOUR BEDROOM COTTAGE SET IN RURAL POSITION WITH OUTSTANDING VIEWS ACROSS FARMLAND TO THE DISTANT BREDON HILL.

Entrance Porch, Reception Hallway, Cloakroom with Shower, Utility Room, Large Lounge (Open Fire). Well Equipped Kitchen/Diner with Feature Fireplace. Four Double Bedrooms, Family Bathroom with Shower, Pleasant Rear Garden with Summer House/Store, Ample Off Road Parking and Open Views.

Residential Sales Particulars

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Situation

Lower Wolverton is between Drakes Broughton and White Ladies Aston, set off the Evesham Road (A44). This period cottage built circa 1850 is semi-detached and has been greatly extended and improved to a high standard by the present vendors.

Internal viewing is highly recommended.

The cottage benefits from a rural location with ample off-road parking, pleasant and landscaped rear garden with summerhouse/store with power connected. The cottage itself has lots of character with a constructed entrance porch, with useful storage. Into reception hallway which has a family gathering area to the rear, overlooking the garden. Off the hallway, there is cloakroom with shower and a separate utility room (well fitted). The family lounge is extended and has feature open fire with copper hood and timber mantle. The kitchen is a joy, being well planned and having moulded granite tops, fitted island with power, breakfast bar and ample work top surfacing and has space for a large double fridge. The dining area is open plan to the kitchen with its feature fireplace. Up the stairs there is galleried landing with four good double bedrooms and a well-appointed family bathroom. The property has double glazing and is extremely well presented.

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.

Off Station Road there is the railway link to London Paddington or Worcester Shrub Hill travelling onto Birmingham. The motorway is approximately nine miles distant at Worcester junction 7 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 and the Everyman Theatre and major main shopping, Worcester with famous Cathedral and equally famous cricket club together with the River Severn and good 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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The Property Comprises Of

Entrance Porch with outside light, and having oak frame with glazed panels over brick base, with oak door with security lock and leaded glazed panel. Ceramic tiled floor covering, ceiling light and base level storage.

Entrance with further oak door having leaded glazed panel and brass furnishings into

Reception Hallway with panelled radiator, power point, ceiling light, exposed mellow brick wall, coat rail and hooks. Doors off to

Cloakroom/Shower with ceramic tiled wall and floor covering, low flush WC, wall mounted hand wash basin with mixer tap, chrome accessories and corner shower cubicle with glazed screen door (Triton T80 electric shower). Upright towel /radiator, mirror fronted cabinet, inset ceiling lights, front elevation opaque double glazed window with roller blind.

Utility Room measuring approximately 8' 2" x 13' 4" (2.50 x 4.08m) with ample work top surfaces. Plumbing for automatic washing machine and space for tumble dryer under. Ideal Mexico gas central heating boiler. Single drainer stainless steel sink unit with mixer tap, ceramic tiled surrounds. Wall mounted storage cupboards and space for upright fridge/ freezer. Base level storage cupboards, front elevation double glazed window with blind, ceiling light and power points. Wall mounted coat rail with hooks, side elevation access door with five lever lock.

Lounge measuring approximately 22' x 13' 4" (6.70 x 4.08m) with feature open fireplace, having exposed mellowed brick under timber beam with mantle shelf over stone hearth and having copper canopy and fire grate. Wall light points. Side elevation windows. Multi socket power points, TV aerial socket, chimney breast intrusion. There are panelled radiators and a fully double-glazed sliding patio door with side panel, onto paved rear terrace. Further internal double French doors, with glazed panels, open into the hallway/day area.



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Kitchen/Diner

measuring overall approximately 22' 3" x 13' (6.80 x 3.96m) maximum. Comprising of fitted kitchen with moulded granite work top surfaces, central island work top with integrated power. Induction electric hob top and extractor hood over (vented), one and a half bowl stainless steel sink unit with mixer tap. Granite drainer and independent Aqua point 3 water heater. Ample power points, built in dishwasher, base level storage cupboards and drawers, carousel unit, upright panelled radiator, pull out larder cupboard with rack shelving. Space for upright fridge/freezer (continental style). Built in double oven and grill. Microwave with high level storage cupboards over. Inset ceiling lights, rear elevation double glazed windows and rear access door. Karndean floor covering.



Dining Area

with continuation of Karndean floor covering, breakfast bar and table area (six-seater plus), panelled radiator, TV aerial socket, ceiling light point and exposed ceiling timbers. Further multi socket power points, feature cottage open fire place with exposed brick, timber beam over slate hearth, front elevation double glazed window with views to Bredon Hill, over countryside and farmland. Solid timber rear access door with five lever locks out to courtyard, with lantern light.



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At the end of the reception hallway there is this convenient sitting area which measures approximately 8'4" x 14'4" (2.56 x 4.39m) with exposed brick wall and timber ceiling beams. Rear and side elevation double glazed windows, ceiling light point, good space for piano.

The stairway with bannister rail and spindles from the reception area leads up to first floor landing. Velux roof light, a mezzanine storage area with loft access. **Galleried Landing** with further bannister rail at the head of the stairway, with doors off to

Bedroom One measuring approximately 14' x 11' 7" (4.27 x 3.57m) with front elevation double glazed windows, double panelled radiator, wall light points and shelving. TV aerial socket, multi socket power points and fitted wardrobe cupboards. Access hatch to roof void. There is a fitted pine bed head with full length shelf over. Chimney breast intrusion.



Bedroom Two measuring approximately 9' 3 x 11' 5" (2.83 x 3.50m) with front elevation double glazed window, double panelled radiator, light and power points.



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There is inner landing with airing cupboard housing lagged hot water tank with immersion heater. 24-hour time control, a 7-day timer. The landing with panelled radiator, ceiling light, Velux roof light continues with doors off to

Bedroom Three measuring approximately 9' 4" x 13' 6" (2.86 x 4.14m) with side elevation double glazed window, TV aerial socket, light and power points and panelled radiator.



Bedroom Four measuring approximately 8' x 13'3" (2.44 x 4.05m) with rear elevation double glazed window, light and power points and panelled radiator.



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Bathroom measuring approximately 6' x 10' 9" (1.83 x 3.22m) with ceramic tiled wall and floor covering, low flush WC, panelled bath, fitted vanity unit with porcelain sink having mixer tap and storage cupboards under. Mirror fronted cabinet over, corner shower with sliding screen doors, Mira electric shower with shower head on wall bracket over shower tray with ceramic tiled surrounds. Upright towel rail / radiator, pull cord light switch to inset ceiling lights, front elevation opaque double glazed windows.

Outside the Property From the kitchen there is paved courtyard, meter point and outside tap with further paved area to the rear of the property. There is retaining wall and steps with well stocked flower borders to lawned area. Garden store/summerhouse with power connected (independent circuit breaker) measuring approximately overall 15' x 10' (4.57 x 3.05m). There is double glazed door with window overlooking the garden together with outside weather point. To one end of this useful timber building there is lock up storage with outside light. There is further independent garden store. The garden is well cared for and presents a colourful display in these summer months.

To the west gable of the property there is log store, enclosed propane gas tanks. A ledge and braced timber garden gate leads onto gravel driveway providing ample parking for approximately 5 vehicles. There is lawn frontage, mains tap and a period well within the front garden. There are panoramic views across to the distant Bredon Hill.



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Services Mains water and electricity are connected to this property. Drainage is to septic tank. There is propane gas providing fuel for the central heating boiler. 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 D**

GROUND FLOOR

APPROX. 99.5 SQ. METRES (1070.8 SQ. FEET)



FIRST FLOOR

APPROX. 65.1 SQ. METRES (700.6 SQ. FEET)



Prepared by Avonvale Solutions. Please note that all measurements and the floor plan are quoted for general guidance and whilst every attempt has been made to ensure accuracy, they must not be relied upon and do not form part of a contract.

Plan produced using PlanUp.

2 GREENGATES, LOWER WOLVERTON