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residential@bomfordandcoffey.co.uk

The Orchards
Station Road
Fladbury
Worcestershire
WR10 2QP

For Sale

Price Guide £950,000



AN INDIVIDUALLY DESIGNED CLASSIC PERIOD DETACHED FIVE BEDROOM PROPERTY SITUATED ON THE OUTSKIRTS OF THIS POPULAR RURAL AVONSIDE VILLAGE STANDING IN APPROX. 3.8 ACRES TO INCLUDE SWIMMING POOL, STABLING, SIX BAY METAL BARN WITH WORKSHOP, STOCK PROOFED PADDOCKS AND BEAUTIFULLY LANDSCAPED GARDENS.

Residential Sales Particulars

The Orchards, Station Road, Fladbury, Worcestershire, WR10 2QP

Situation

The Orchards is situated on the outskirts of Fladbury village within walking distance of Evesham Golf Club, which is found off the A44 Evesham to Worcester road. The Orchards stands, with driveway off the village road, in grounds of approximately 3.86 acres. The house in brief has three main reception rooms, a useful cellar, a study and modern fitted kitchen together with five bedrooms and two bathrooms on the first floor. The landscaped garden enjoys an ornamental fishpond and a heated swimming pool with further gravelled access to the stabling, the large barn, soft fruit orchard with chicken pen, greenhouse and vegetable plot. The paddocks are situated to the south of the property and along the west boundary. This property is well maintained and presented by the present vendors.

Early viewing is recommended and will be accompanied by appointment only.

Fladbury is a very popular residential village with period and new properties, together with a splendid church situated in the heart of the village. The River Avon runs along its south-east boundary with the famous photographs of the Crophorne Mill House and Weir which feature in many publications. The village supports a well-known award-winning pie shop. There are two public houses and a modern, well attended recreational sports centre providing the village amenities of a clubhouse for tennis, cricket and canoeing. There are scenic walks along the riverbanks and the Evesham Golf Club is close at hand. Fladbury village is halfway between Pershore and Evesham which provide the railway links to London and Worcester. There are main brand supermarkets in the area.

The new Worcestershire Parkway Station is being 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 outline 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 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.

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

Period Porch with external lantern light and double doors, mosaic quarry tiled floor covering, window seats and coloured glazed leaded panels and ceiling lights. Half leaded glazed front door with side panel and door chime to

Reception Hall with period picture rail, ceiling light points, enclosed panelled radiator and doors off to

Study measuring approximately 8' x 9'9" (2.44 x 2.97m) with side elevation window, central light point and coving. Multi socket power points, BT socket, shelving and wall light points.

Drawing Room measuring overall approximately 27'3" x 17'10" (8.30 x 5.43m) maximum into bay window with double panelled radiators, feature ornamental fireplace with marble hearth. TV socket, multi socket power points, coved ceiling and ceiling lights with moulded roses. Dual aspect windows allowing good natural light, double doors into garden.



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Dining Room measuring overall approximately 15'6" x 13'8" (4.72 x 4.16m) with moulded fireplace surround, marble inset and hearth, coal effect gas fire in cast grate. Multi socket power points. Front elevation bay window and double panelled radiators. Ceiling rose to light point, coving and side elevation window.



From the reception hall there is access under the stairway leading down to

Working Cellar steps with bannister rail to cellar, carpeted and measuring approximately 13'5" x 10'2" (4.09 x 3.10m). A useful storage area with light and power and cold shelf

Cloakroom comprising low flush WC, pedestal hand wash basin with tiled splashback. Worcester central heating boiler. Opaque glazed window and further ceramic tiled floor covering

Kitchen measuring overall approximately 18'2" x 10' (5.53 x 3.05m) with range of fitted kitchen units comprising work top surfaces, drawers and storage cupboards under. Central island worktop unit with drawers and storage cupboards. Wall mounted storage cupboards and display cabinets. Integral dishwasher, NEFF double oven and grill with 4-burner hob top. Extractor fan over, work top surface lighting. Ceramic tiled surrounds. Double panelled radiator, inset ceiling lights, single drainer stainless sink unit with mixer tap. Ceramic tiled floor covering. Window and panelled glazed side door on to patio. Further opaque panelled glazed door into rear porch and rear access.

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Kitchen



Breakfast Room measuring 14' x 14' (4.27 x 4.27m) with open fireplace, timber surround, brick hearth and illuminated alcove to chimney breast. Rear elevation windows, double panelled radiator, panelled glazed side access door. There is coved ceiling and central light point and original period feature call bell box.



Stairway from reception hall leads up to first floor landing with bannister rail and balustrading.

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Landing allowing good natural light from front elevation window. There are picture rails, double panelled radiator, ceiling light points. (Access hatch to roof void).

Bedroom One measuring overall approximately 18'7" x 13'8" (5.66 x 4.16m) into front bay window, with double panelled radiator, period sealed fireplace with mantle shelf. Picture rail. Multi socket power points, TV aerial socket. Side elevation window. Pull cord light switch to ceiling lights.



Bedroom Two measuring approximately 12'9" x 12'9" (3.89 x 3.89m) minimum. Front bay window, double panelled radiator and built-in wardrobe cupboards. Period fireplace with mantle shelf. Multi socket power points, TV aerial socket. Further picture rail and ceiling light.



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En Suite comprising low flush WC and pedestal hand wash basin. Walk-in shower with manual temperature control. Pattern ceramic tiled surrounds. Inset ceiling lights, extractor fan and opaque glazed window.



Bedroom Three measuring approximately 14' x 13' (4.49 x 3.96m) into illuminated alcoves with vented chimney breast and shelving. Rear elevation window with panelled radiator under. Fitted dressing table/storage with drawers. Coved ceiling, ceiling light points with pull cord switch.



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Bedroom Four measuring approximately 11'1" x 8'1" (3.38 x 2.46m). Picture rail, rear elevation window, light and power points. Panelled radiator.



Bedroom Five measuring approximately 8' x 10'3" (2.44 x 3.12m). Side elevation window, panelled radiator. Built-in wardrobes, dressing table and drawers. Picture rail, light and power points.



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Family Bathroom measuring approximately 9'7" x 7'5" (2.92 x 2.26m). Pedestal hand wash basin, claw foot bath with mixer tap and shower attachment. Double panelled radiator with shelf over, low flush WC and corner shower cubicle with roller doors and manual temperature control. Shower head on wall bracket. Ceramic tiled surrounds, inset ceiling lights and coving. Opaque glazed windows, wall light points. Glazed shelf with mirror over, chrome accessories. Sealed floor covering.



Outside the Property

There is gravelled driveway, brick pillared entrance, low level garden retaining wall and lawned frontage to turning space and parking to the rear of the property. The property has security sensors and lights. There are landscaped gardens, rockeries and patio. Ornamental fishpond with pump and distinctive Blue Cedar tree, Silver Birch and Copper Beech all feature within this planned garden.



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Ornamental Pond



There is circular **Swimming Pool** with pool attachments and changing room. The pool is heated via an air source heat pump system. Pool cover and steps.



Stable Block measuring 20' x 12' (6.10 x 3.66m) approximately. Two stable boxes with front canopy, light and power connected.

JMB1470
August 2019

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Metal Barn measuring overall 18' x 45' (5.49 x 13.72m), open fronted 3-bay on concrete base, light and power connected with attached lock up store with double doors, 18' x 20' (5.49 x 6.10m). Sensor light, security.



Soft fruit orchard and enclosed **vegetable plot**, to include aluminium framed **greenhouse**, mains water accessible.

Further netted enclosure for the domestic chickens.



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The Paddocks

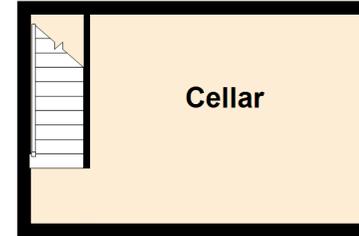
There are two enclosed paddocks, one to the south of the property, adjacent to the house and the other to the rear of the property to the west. They are both fenced with gated access, the west paddock has a corrugated field shelter/store measuring approximately 20' x 14' (6.10 x 4.27m). The paddocks are approximately 1.2 acres each. The gardens around the property are approximately 1.46 acres. There is a purpose-built compost area to the side of the open barn.



Services	All mains services are connected to this property. 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, Persnore WR10 1PT Telephone 01386 565000
Council Tax:	Band G

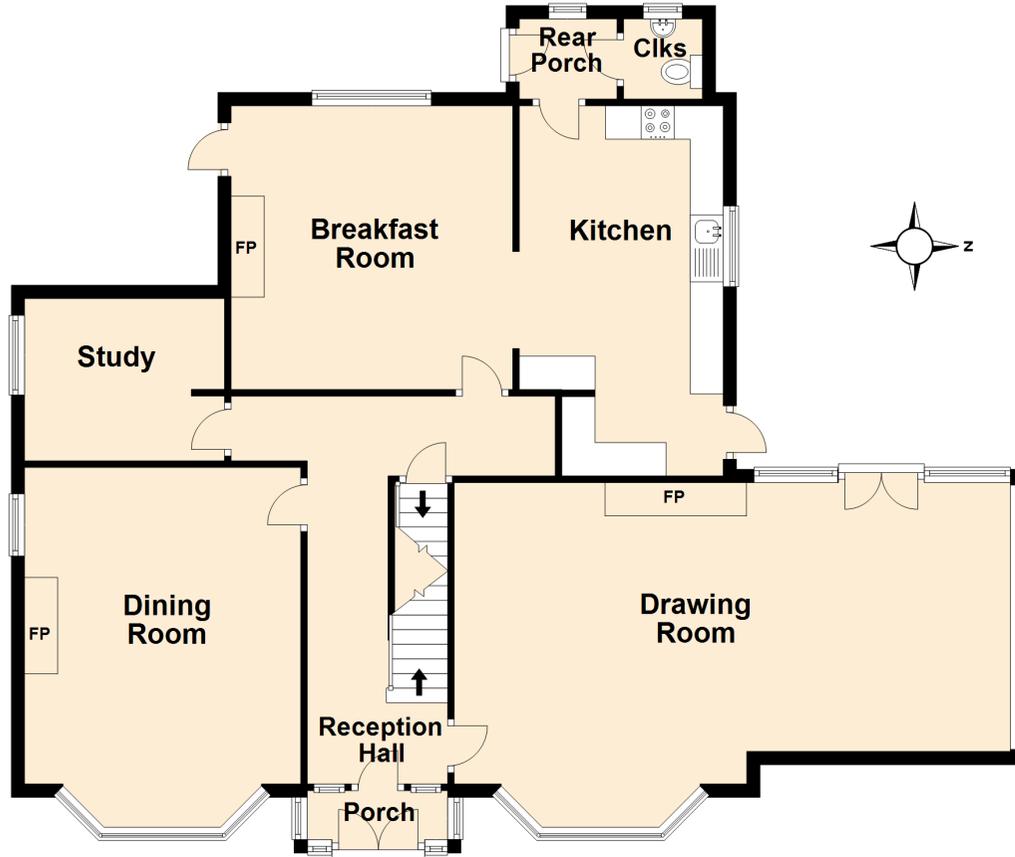
Basement

Approx. 15.6 sq. metres (168.2 sq. feet)



Ground Floor

Approx. 122.1 sq. metres (1314.2 sq. feet)



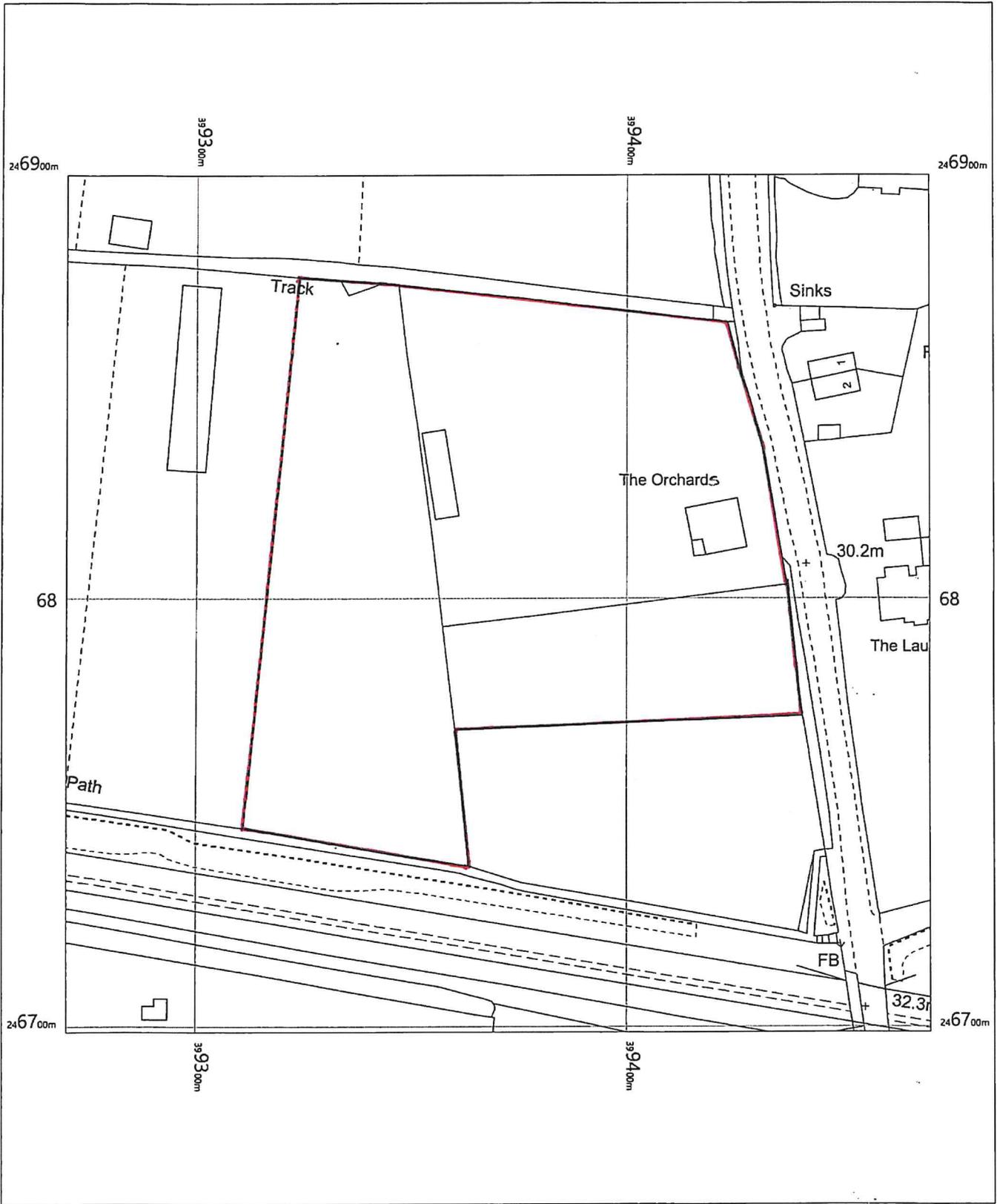
First Floor

Approx. 100.2 sq. metres (1078.8 sq. feet)



Total area: approx. 237.9 sq. metres (2561.2 sq. feet)

OS 1:1250 SCALE

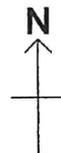


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Fladbury

OS MasterMap 1250/2500/10000 scale
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www.themapshop.co.uk

1:1250 scale print at A4, Centre: 399371 E, 246799 N

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