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**Kennel Bank Cottage,**  
**Kennel Bank,**  
**Crophorne,**  
**Worcestershire.**  
**WR10 3ND**

**For Sale**

**Price £485,000**



**A DETACHED THREE BEDROOM BEAUTIFULLY PRESENTED CHARACTER COTTAGE WITH EXPOSED BEAMS, OPEN FIREPLACE AND TERRACED GARDEN SET IN POPULAR RESIDENTIAL VILLAGE WITH EASY ACCESS TO MAIN CENTRES.**

Canopied Entrance, Lounge, Dining Room, Kitchen/Breakfast Room, Large Utility Room, Cloakroom, Useful Storeroom, Three Bedrooms, One En-Suite, Family Bathroom, Attractive Terraced Gardens and Oil-Fired Central Heating.

*Residential Sales Particulars*

## **Kennel Bank Cottage, Kennel Bank, Cropthorne WR10 3ND**

### **Situation**

Kennel Bank Cottage is situated off the main street, set amongst similar period properties and within a conservation area. The property was originally three cottages and dates back some two hundred years, now extended and well presented, having been improved by the present vendors. The house is not listed and has timber framed double glazed windows in keeping with the period and there are internal timber beams and open fireplace in the lounge. The cottage is set into the bank with extension to the rear. There are terraced gardens to the front and rear, enclosed by mature hedgerow.

Cropthorne is a popular residential village situated between Evesham and Pershore and would be in the catchment for Prince Henry's educational facilities. This village has an active neighbourhood with large central green and village hall with organised activities and useful for functions. There is picturesque church with churchyard. The public house is on the outskirts of the village and there are scenic walks along the River Avon. Pershore is approximately three miles distant.

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 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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**Property Comprises**

**Timber Framed Canopied Entrance Porch** to stable door with glazed panel into

**Lounge** measuring approximately 16'9" x 10'5" (5.11m x 3.18m) with engineered oak floor covering, open fire with metal canopy over fire grate with stone hearth and exposed beam over. Front elevation timber framed windows, panelled radiators and multi socket power points. TV aerial socket, Sky cable, dado rail and exposed ceiling timbers. Wall light points, ceiling light point and wall mounted Honeywell thermostatic control. Archway through to



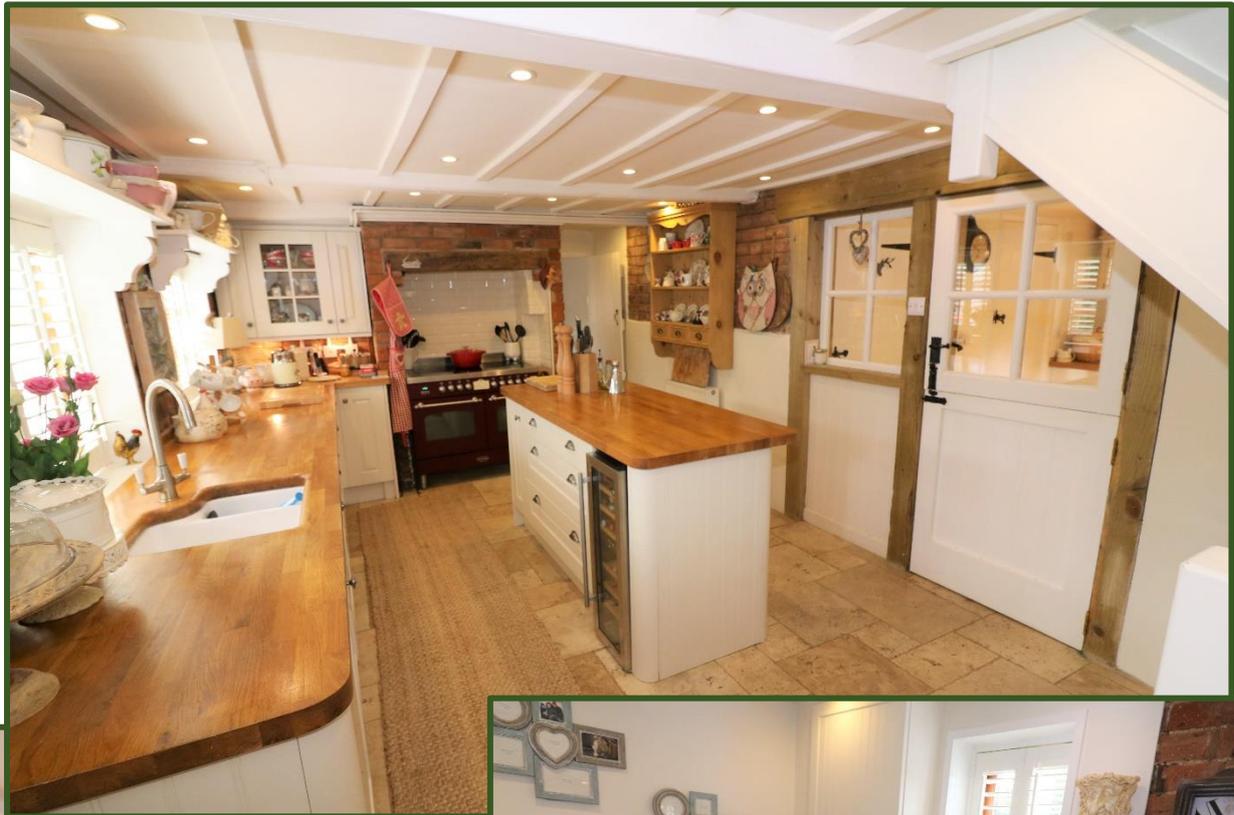
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**Dining Room** measuring approximately 13'7" x 6'2" (4.14m x 1.88m) with front elevation timber framed window, Roman blind and bench seat with storage cupboards under and shelving surround. Internal opaque window panel. Ceiling light point with pull cord switch.



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**Kitchen/Breakfast Room** measuring approximately 18'5" x 10'4" (5.61m x 3.15m). With fitted kitchen units having timber work surfaces, base level storage cupboards, built-in Smeg dishwasher, fridge and freezer. Enclosed carousel unit, central island unit with fitted bottle fridge, drawers and storage cupboards, timber work top surface. Fitted range cooker with ceramic hob. Exposed brick and tiled surrounds. Bench seating to breakfast area. Ample multi socket power points. Front elevation timber framed windows with internal shutter blinds and display shelving over. Ceramic floor covering, useful under stair area with fitted wine rack. Exposed ceiling timbers and inset lights. Wall mounted display cabinet. Waste disposal unit fitted in porcelain sink, panelled radiator. Half panelled glazed stable door and glazed side panel leads into



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**Utility Room** measuring approximately 10'2" x 9'3" (3.1m x 2.82m) with ceramic floor tiling. Panelled radiator, timber work top surfaces and porcelain sink with mixer tap. Base level storage cupboards, space for fridge and plumbing for automatic washing machine. Wall mounted cabinets and multi socket power points. Inset ceiling lights and consumer unit. There is timber stable door with glazed panel being side access with timber lean-to porch to useful outside area.



**Cloak Room** with high flush WC, panelled radiator, extractor fan and inset ceiling light.

From the utility room there is useful storage room measuring 26'5" x 3'3" (8.05m x 1.0m) with ceramic floor covering, Worcester boiler (oil), useful wall mounted storage cupboards ideal for coats, boots and wet weather gear.

Stairway from kitchen leads up to first floor with side elevation windows having shutter blinds.



**First Floor Landing** with pendant lights and wall light point. Panelled radiator and multi socket power points. There are panelled glazed double doors off the landing leading in to rear terraced garden. Thumb latched doors lead off to

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**Bedroom One** measuring approximately 12'0" x 14'5" (3.66m x 4.39m) minimum with dual aspect timber framed windows, panelled glazed double doors lead out to front terrace with shuttered blinds. Wall light points, multi socket power points, Sky point and panelled radiator. Shaped ceiling and ceiling light point.



**En Suite** with walk-in shower, sliding glazed screen door and ceramic tiled surrounds. Wall mounted hand wash basin with tiled splashback and storage cupboard under. Mirror fronted and illuminated cabinet, low flush WC. Upright chrome radiator/towel rail, opaque timber framed window with blind. Sealed floor covering, extractor fan and inset ceiling lights.

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**Bedroom Two** measuring approximately 18'6" x 10'8" (5.64m x 3.25m) with exposed ceiling timbers and front elevation timber framed windows. Panelled radiator, exposed brick chimney breast, light and power points.



**Bedroom Three** measuring approximately 15'6" x 7'5" (4.72m x 2.26m) with further built-in wardrobe cupboards providing good storage, front elevation timber framed windows with blind and co-ordinated curtains. Panelled radiator, pendant light and multi socket power points.



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**Bathroom** measuring approximately 10'5" x 8'2" (3.18m x 2.49m) with panelled bath, glazed shower screen and plumbed in shower. Patterned ceramic tiled surrounds. Chrome towel rail/radiator, low flush WC, pedestal hand wash basin with tiled surround. Panelled radiator, side elevation timber framed opaque glazed window. Inset ceiling lights and extractor fan. Pull cord light switch, shaver point, and circular illuminated mirror.



**Outside the Property**

To the front of the cottage there is border with timber retaining frontage, lantern lights to either side of front porch.

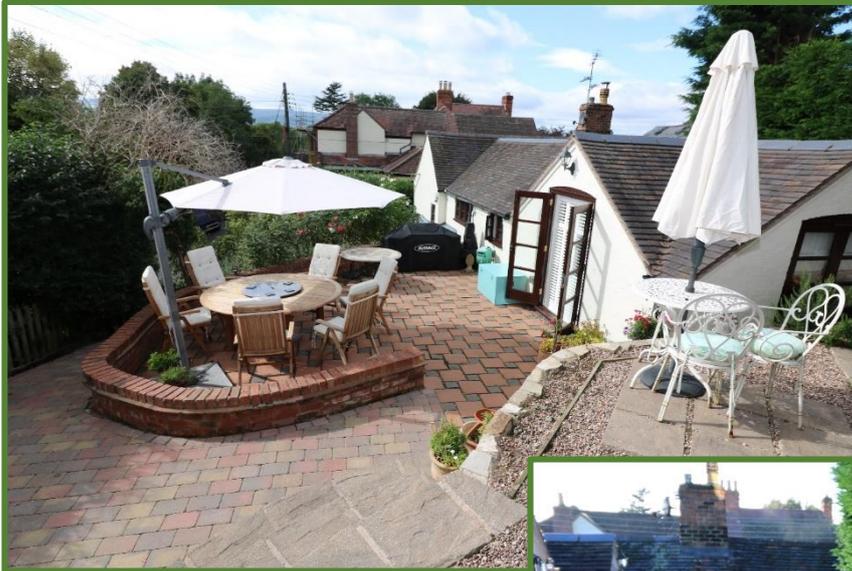
This access road is adopted and serviced by the Wychavon Council and opposite the property there are two unallocated parking spaces which the cottage benefits from.



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### **To the Rear**

Gated access to enclosed yard with brick retaining wall giving access into the utility room under useful outside timber canopied porch. There is brick paved walkway with blue brick steps leading up to terracotta tiled terraced garden.

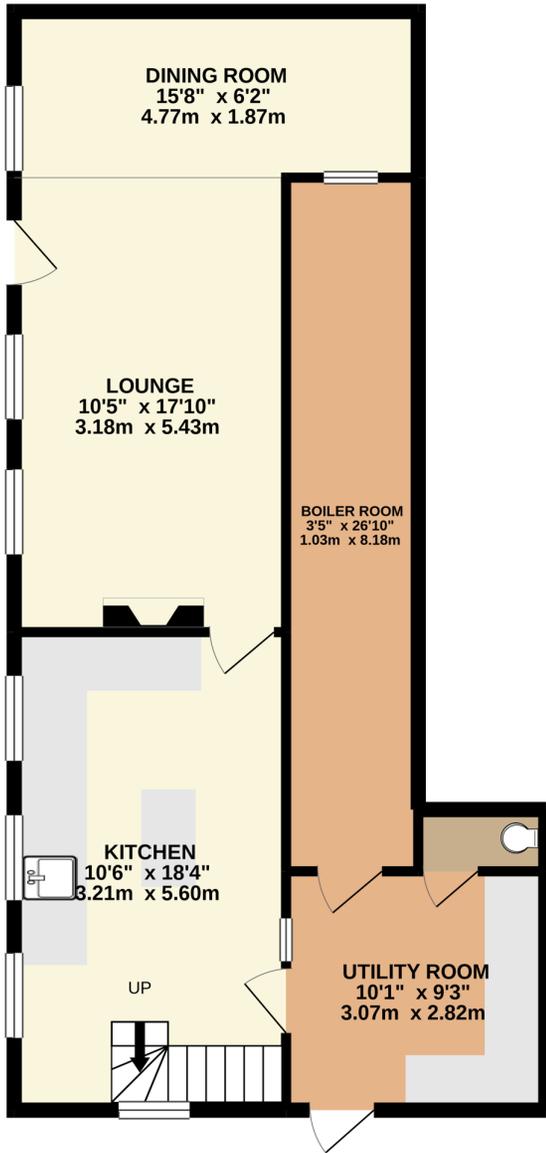


Further steps lead up to second level with inset paving stones, flower borders, (bundled oil tank storage area), ample space for hot tub. Mature border to rear. There are outside mains water taps, light and power.

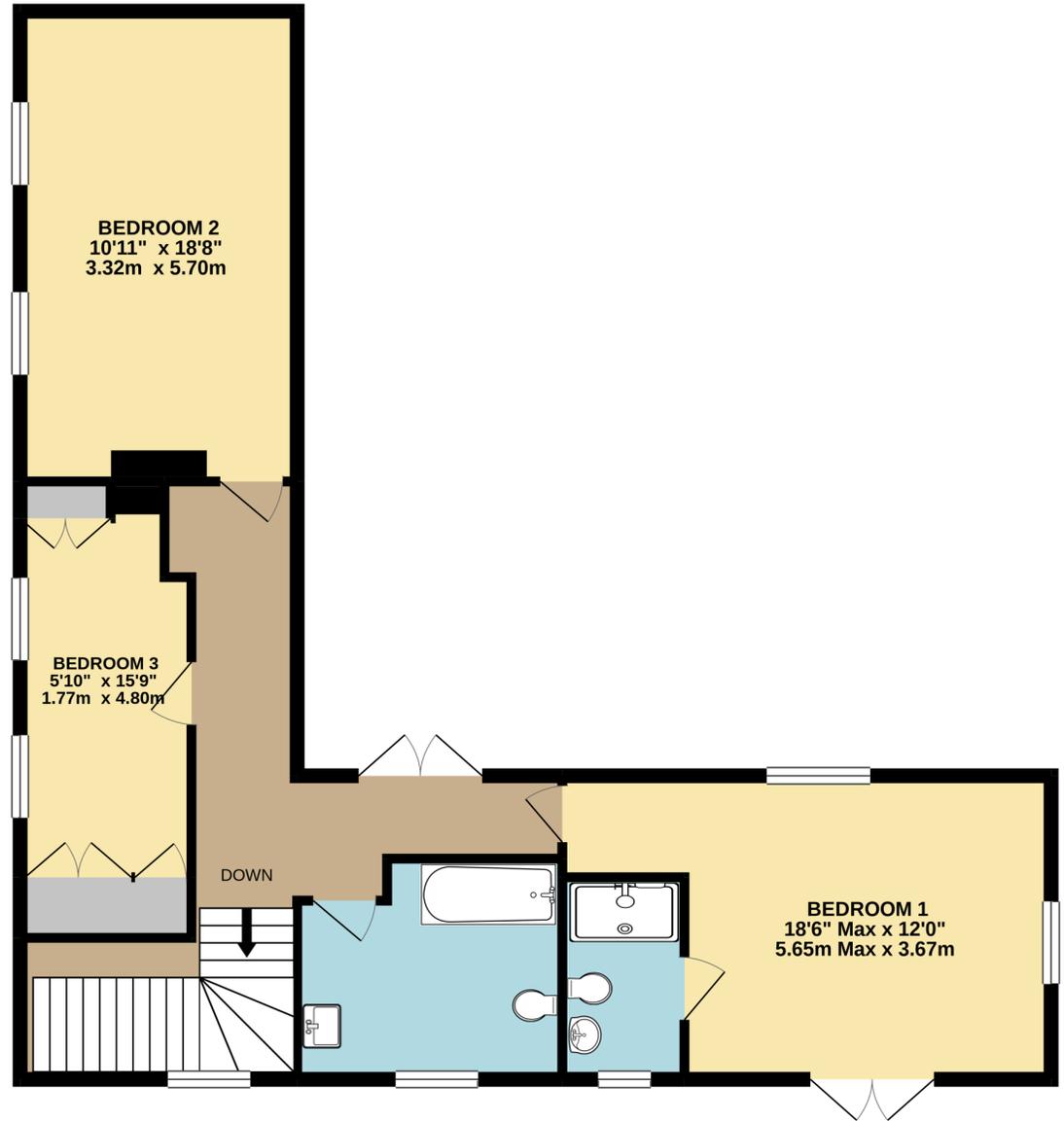


- Services:** Mains electricity, water and drainage are connected to this property. There is oil- fired central heating. Telephones and extension points are subject to BT transfer regulations.
- Fixtures & Fittings:** Only those items specified in these details are included in the sale of the property.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

GROUND FLOOR  
642 sq.ft. (59.6 sq.m.) approx.



1ST FLOOR  
864 sq.ft. (80.3 sq.m.) approx.



TOTAL FLOOR AREA : 1506 sq.ft. (139.9 sq.m.) approx.

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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