



ESTATE • AGENTS

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Fairmead
Back Lane
Great Comberton
Worcestershire
WR10 3DP

For Sale

Price £575,000



A SUPERBLY SITUATED THREE BEDROOM BUNGALOW OFFERING
HUGE POTENTIAL AND HAVING PANORAMIC VIEWS TO BOTH
BREDON HILL AND THE MALVERNS.

Entrance Porch, Cloakroom, Reception Hall, Office, Garden Room, Dining Room,
Drawing Room, Kitchen Breakfast Room, Utility Room, Integral Double Garage.
Master Bedroom with Fitted Wardrobes, Guest Bedroom with Hand wash Basin and
Fitted Wardrobes, Good Sized Bedroom Three, Bathroom Suite with Walk in
Shower, Extensive Loft Area (Potential) Driveway with Parking.

Residential Sales Particulars

Fairmead, Back Lane, Great Comberton, WR10 3DP

Situation

A large detached three-bedroom bungalow with much potential set in its own grounds and having uninterrupted and outstanding views of Bredon Hill and the far Malvern Hills.

Great Comberton is a hugely popular village set on the Northern slopes of Bredon Hill. It has both period black and white and modern properties defined by the village church, and the summer flower show which is the highlight of the village, where people come to exhibit their crafts. Great Comberton is approximately two and half miles from Pershore and there is the scenic route around the hill to Eckington and onto Bredon and Tewkesbury. The M5 can be located from junction 9 at Tewkesbury or junction 7 at Worcester. There are good supermarkets within the area and Broadway, being the gateway to the Cotswolds, is approximately 7 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.

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.

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The Property Comprises of

Entrance having panel glazed door with side panels into entrance porch.

Entrance Porch with mat-well, ceiling light and door into

Cloakroom with low flush WC, opaque glazed window with blind, hand wash basin combination, panelled radiator, coat hooks, pull cord light switch.

From the porch, fully opaque glazed door with glazed side panel leads into

Reception Hall
measuring 11'10" x 7'10" (3.38 x 2.16m) with ceiling light, panelled radiator and wall mounted thermostatic control. Door chime, power point, door leading into

Study
measuring approximately 7'10" x 9'10" (2.6 x 2.77m) with ceiling light, panelled radiator, laminate floor covering, glazed double doors lead into



Garden Room
Measuring approximately 8'6" x 10' (2.62 x 3.05m) with UPVC double glazed window panels under polycarbonate roof, with roller blinds. Power point. Double glazed double doors open out to terrace and south elevation views.



Fairmead, Back Lane, Great Comberton, WR10 3DP

Off the reception hall, there is door into

Dining Room measuring approximately 11'10" x 13'8" (3.38 x 4.21m) and having panelled radiators, exposed stone wall, light and power points. Serving hatch to kitchen. Timber boarded ceiling. South elevation window overlooking the garden.

Through to



Drawing Room measuring overall approximately 21'7" x 14' (6.61 x 4.27m) with exposed stone chimney breast intrusion, open fire, with stone hearth. (gas point). Timber boarded ceiling, panelled radiator, light and power points. TV aerial cable, fully double-glazed sliding doors lead onto terrace with superb views of Bredon Hill to the southerly elevation.



Fairmead, Back Lane, Great Comberton, WR10 3DP

From the reception hall there is fully glazed door into

Kitchen/Breakfast Room measuring overall approximately 11'4" x 11' (3.47 x 3.35m) with range of fitted kitchen units comprising work top surfaces, drawers and storage cupboards under. Space for cooker, ceramic tiled surrounds. One a half bowl stainless sink unit with mixer tap, single drainer. Front elevation double-glazed windows with roller blind. Wall mounted storage cupboards, BT socket, TV aerial cable. Ample power points. Serving hatch to dining room. Inset ceiling lights and centre lights. Extractor hood, panelled radiator. Fully glazed door into



Utility Room measuring approximately 9'3" x 6' (2.83 x 1.83m) with half panelled glazed front access door with security lock. Single drainer stainless steel sink unit with storage cupboard under. Front elevation window with roller blind. Ceramic tiled surrounds, plumbing for automatic washing machine and space for upright fridge/freezer. Storage shelving, double fronted cloaks cupboard with rail and shelf. Multi socket power points, ceiling light and air vent.

Door into

Double Garage measuring overall approximately 20' x 16'5" (6.10 x 5.03m) with single up and over automatic door, side courtesy door and window. Wall shelving and work bench. Multi socket power points, gas meter, ceiling light.

From the reception hall there is inner hallway to

Bedroom One measuring approximately 13'8" x 12' (4.21 x 3.66m) with built-in wardrobe cupboards with rail and shelving. Wall light points and ceiling lights. Panelled radiator, BT socket and multi socket power points. Double-glazed with views over the garden to the rear.

Fairmead, Back Lane, Great Comberton, WR10 3DP

Bedroom One



Bedroom Two/Guest Bedroom measuring overall approximately 11'9" x 11'9" (3.63 x 3.63m) to include built-in wardrobes, en-suite vanity unit with basin. Patterned ceramic tiled surround with wall mirror and light over. Shaver point, panelled radiator, ceiling light. Front elevation double glazed windows.



Fairmead, Back Lane, Great Comberton, WR10 3DP

Bedroom Three measuring approximately 7'10" x 9'9" (2.17 x 3.02m) maximum, with panelled radiator, side elevation window, light and power points.

Within the inner hall there is **Large Airing Cupboard** with ample slatted shelving. Access hatch and pull-down ladder to large roof space, partially boarded, also housing gas central heating boiler. There is light and power within the loft space.

Bathroom

with laminate floor tiles, low flush WC and pedestal hand-wash basin. Ceramic tiled surrounds, upright towel rail/radiator, shaver point and mirror fronted wall cabinet. Glazed screen to walk-in shower cubicle with manual thermostatic control, shower head on wall bracket. Fully ceramic tiled surrounds, chrome wall hand supports. Storage shelving, bathroom accessories. Opaque glazed window with blind. Extractor fan. Ceiling light and pull cord light switch



Outside the Property

To the rear of the property there is paved terrace with ornamental fish pond, fountain and electric water pump. A low level retaining wall surrounding the terrace gives access to the rear garden which is predominately laid to lawn and has well stocked borders, ever green and seasonal shrubs. Fruit trees and timber garden store.



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This garden over looks Bredon Hill, a haven for wildlife, and there are far distant views to the Malvern Hills.



To the Front of the Property there is driveway and ample off-road parking with access to the double garage. The walled front garden with circular lawn and well stocked borders gives an attractive frontage to Fairmead. There is a screened bin store and paved frontage. Security weather lights and gated access to either side of the property.



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Services	All mains services are connected to this property. There is gas central heating (recently fitted). 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 F

Viewing

All enquiries should be made to the sole agent 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.

Ground Floor

Approx. 180.7 sq. metres (1945.5 sq. feet)



Total area: approx. 180.7 sq. metres (1945.5 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.