



ESTATE AGENTS

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Middle Lane,
Crothorne,
Worcestershire.
WR10 3LZ

For Sale

Offers On £600,000



AN INDIVIDUALLY DESIGNED NEW BUILD FOUR BEDROOM FAMILY HOME SET IN A DESIRABLE RURAL VILLAGE LOCATION, DUE FOR COMPLETION IN JUNE 2021.

Entrance Hallway, Lounge, Cloakroom, Study, Open-Plan Kitchen/Dining/Living Room, Utility Room, Master Bedroom with En-Suite, Three Further Bedrooms, Family Bathroom, Garage, Driveway and Gardens.

Residential Sales Particulars

Middle Lane, Crothorne, Worcestershire. WR10 3LZ

Situation

This individually designed detached property is being constructed by TG Pretty Construction Ltd. This house is near completion and has modern double-glazed windows, bi-fold doors and quality fixtures and fittings. Planning application number 19/00788/RM

The house has a large entrance hallway with staircase leading to first floor. From the hall there is a lounge, a cloakroom, a study and a large open-plan kitchen/dining/living room with bi-fold doors opening out to the garden. The kitchen is fitted with dove grey shaker style cabinets with oak worktop surfaces with oven, induction hob, extractor hood, dishwasher and larder fridge. There will also be a central island unit. The utility room will have matching units and an integral freezer.

Oak wood flooring will be fitted downstairs, with the exception of tiled floors in the utility room and cloakroom and a carpet in the lounge. There will be underfloor heating in all rooms on the ground floor. There will be carpets fitted on the stairs landing and in all four bedrooms. The en-suite and bathroom floors will be tiled and have underfloor heating. The en-suite has a shower cubicle fitted and the bathroom has a bath and a separate shower cubicle. The heating is provided by an air source heat pump.

Double timber gates open to a gravelled driveway with parking for several vehicles and access to the garage. The front and rear gardens will be laid to lawn. The plot is enclosed by wooden fencing and hedging.

Crothorne supports an active village hall and playing field with parking facility and organised activities for the village, there is picturesque Church and walks along the River Avon banks, there is a public house and easy access to both Evesham and Pershore. There is an active neighbourhood watch.

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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Entrance Hallway

Living Room measuring approximately 14'6" x 12'11" (4.43m x 3.94m)

Cloakroom

Kitchen//Dining measuring approximately 19'11" x 13'0" (6.06m x 3.97m)

Family Room measuring approximately 14'11" x 13'11" (4.55m x 4.25m)

Utility Room measuring approximately 10'4" x 6'9" (3.15m x 2.05m)

Study measuring approximately 10'4" x 8'8" (3.15m x 2.65m)

Master Bedroom measuring approximately 14'11" x 15'1" (4.55m x 4.59m)

En-Suite measuring approximately 9'8" x 9'4" (2.95m x 2.85m)

Bedroom Two measuring approximately 14'8" x 14'8" (4.46m x 4.46m)

Bedroom Three measuring approximately 15'4" x 10'4" (4.67m x 3.16m)

Bedroom Four measuring approximately 11'5" x 9'5" (3.47m x 2.86m)

Bathroom measuring approximately 10'4" x 6'11" (3.16m x 2.10m)

Services Mains electricity, water and drainage 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

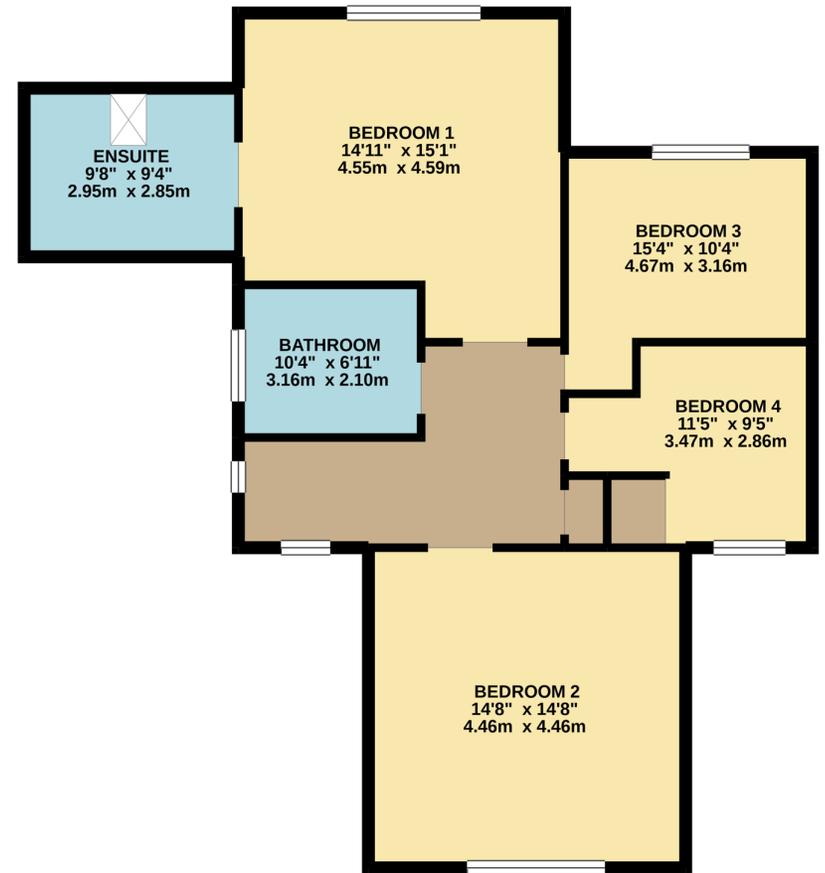
Local Authority: Wychavon District Council,
The Civic Centre,
Station Road,
Persore
WR10 1PT Telephone 01386 565000

Council Tax: Band TBC

GROUND FLOOR
811 sq.ft. (75.3 sq.m.) approx.



1ST FLOOR
869 sq.ft. (80.7 sq.m.) approx.



TOTAL FLOOR AREA : 1679 sq.ft. (156.0 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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