



ESTATE • AGENTS

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**Brooklands**  
**Station Road**  
**Fladbury Near Pershore**  
**WR10 2QP**

**For Sale**

**Price On Application**



**AN ELEGANT DETACHED PERIOD COUNTRY HOUSE ON THE OUTSKIRTS OF THIS POPULAR VILLAGE SET IN ITS OWN GROUNDS OF APPROXIMATELY THREE ACRES. Entrance Porch, Reception Hall, Sitting Room, Inner Hall, Music Room/Study, Dining Room, Kitchen/Breakfast Room, Laundry Room, Cloakroom, Studio Room, Boiler/Store Room, Three Double Bedrooms, Two Bathrooms, Separate WC, Attached Double Garage, Extensive Gardens, Two Acre Paddock.**

*Residential Sales Particulars*

## **Brooklands, Station Road, Fladbury, Pershore WR10 2QP**

Brooklands is one of Fladburys principal period properties, once serving as a school house and now a lovely detached residence, surrounded by its own grounds and having the added attraction of a two-acre paddock adjacent to this fine property. The house is believed to date back to circa 1840 and is not listed. There is access onto gravelled driveway from Station Road to the house and there is also separate access into the paddocks. The property is connected to mains gas and has gas central heating.

Fladbury is a very popular residential village with period and new properties, together with a splendid church situated in the heart of the village, which has the River Avon running along its south-east boundary, with the famous photographs of the Fladbury Mill House and Wear. The village supports a well-known award winning, pie shop. There are two public houses and a modern, well attended recreational development, providing tennis, cricket, canoeing and other interesting sports pursuits. There are scenic walks along the river banks and the Evesham golf club is close at hand. Fladbury village is half way between Pershore and Evesham, providing the railway links to London and Worcester. There are main brand supermarkets in the area.

Fladbury provides a first school, with further ongoing education to secondary schools and higher, which all have good recommendation. There is easy access to the M5 motorway at Worcester. Stratford Upon Avon is approximately 20 miles distant for the theatre, with other main centres, Cheltenham 19 miles distant, Broadway (the gateway to the Cotswolds) 9 miles distant and Worcester city being 15 miles distant.

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**The Property Comprises of**

**Entrance Porch** with double doors, quarry tiled floor covering, lantern light and side elevation window.

**Entrance** with original front door with brass furnishings and security locks.

Leading into

**Reception Hall** with matwell, parquet floor covering, panelled radiator, ceiling light. Stairway rising to first floor and doors off to

**Sitting Room** measuring overall approximately 17' 7" x 15' 6" (5.39 x 4.75m) with wall light points, panelled radiators, two bay windows with stone mullions and moulded coved ceilings. Open stone fireplace with mantle shelf and hearth, with multi fuel burner stove inserted. Ample power points, television aerial socket.



**Inner Hall** measuring 8' x 10' 7" (2.43 x 3.26m) with further parquet floor covering. Useful under stair storage cupboard having light point. Side elevation panelled glazed window with secondary double glazing. Panelled radiator, light and power points.

Doors off to

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**Music Room/Study** measuring approximately 19'9" x 9'5" (6.06 x 2.89m) with rear elevation timber framed windows having secondary double glazing. Panelled radiator, ceiling lights and spot light. BT socket.



**Dining Room** measuring approximately 17' x 11' 2" (5.18 x 3.41m) with moulded coved ceiling, panelled radiator. Sealed fireplace now being a useful storage cupboard with mantle shelf over. period full-length upright storage cupboards with shelving. Multi socket power points, panelled radiator and wall light points. Fully glazed double doors with side panels, lead out to garden terrace (South elevation).



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From the inner hall, there is door into

**Kitchen/Breakfast Room** measuring overall approximately 25' 5" x 12' 6" (7.77 x 3.84m) maximum. Having chimney breast intrusion with sealed chimney, now a useful storage cupboard with mantle shelf over. Distinctive quarry tiled floor covering, a walk-in larder cupboard with shelving. Side elevation window and light point. There are kitchen units comprising of single drainer stainless steel sink unit with mixer tap, having storage cupboards under. Plumbing for automatic washing machine, electric cooker point, work top surfaces and patterned tiled surrounds. There are further wall mounted storage cupboards and ample power points. There are ceiling lights and peninsular work top with useful storage cupboards. There is good sized family breakfast area with panelled radiator and large windows overlooking the South elevation garden. Television aerial socket and useful power points.



**Laundry Room** measuring approximately 11' x 11' 5" (3.35 x 3.50m) with clothes drying rail on cord, wall mounted coat hooks and ceiling light. Ample storage for fridge/freezer. There is panelled radiator. Single drainer stainless steel sink unit with mixer tap having storage cupboards under. Plumbing for automatic washing machine, space for tumble dryer with vent. Quarry tiled floor covering, side elevation window and back door access to garden with cat flap.

**Cloakroom** with panelled glazed window, a low flush WC, enclosed fuse box and further coat hooks on rail. There is extended vanity unit with wash hand basin and storage cupboards under. Shaver point, ceiling light, panelled radiator and towel rail.

**Studio Room** measuring approximately 12' 4" x 13' 6" (3.78 x 4.14m) with side and rear elevation windows overlooking garden, light and power points and panelled radiator.

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**Boiler Room/Store** measuring approximately 7' 5" x 7' 5" (2.29 x 2.29m) with wall mounted gas central heating boiler, rear elevation window, light and power points. Access door to garden.

Rising from the reception hall, split level stairway with spindles and balustrading leads up to a spacious landing with good natural light.

**Landing** measuring approximately 8' 8" x 19' 9" (2.68 x 6.06m) (average) with side elevation timber frame windows with secondary double glazing. Access hatch to roof void, light and power points and useful large storage cupboard with shelving, over the stairway.

**Bedroom One** measuring approximately 18' 5" x 15' 9" (5.63 x 4.85m) with feature, stone mullions bay windows, built in wardrobe cupboards, chimney breast intrusion, panelled radiators, light and power points. TV aerial socket.



**Bedroom Two** measuring approximately 12' 5" x 16' 4" (3.81 x 5m) with large window overlooking the garden, panelled radiator, light and power points, further chimney breast intrusion.

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**Bedroom Two**



**Bedroom Three** measuring approximately 15' 4" x 12' 5" (4.69 x 3.81m) with large south elevation window, panelled radiator, light and power points.



**Bathroom One (Front Elevation)** measuring approximately 8' 5" x 11' 2" (2.59 x 3.41m) having panelled bath with electric Triton shower over, shower curtain and rail. Low flush WC. Extended vanity unit with oval hand washbasin and storage cupboards under. Ceramic tiled surrounds, wall light points, panelled radiator. Ceiling light and front elevation window with secondary double glazing.

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**Bathroom Two** measuring approximately 6' 5" x 9' 5" (1.98 x 2.89m) with built in airing cupboard having slatted shelving and lagged hot water tank with immersion heater. 24-hour time control. Panelled bath with mixer tap and electric shower over with shower curtain and rail. Extractor fan, patterned ceramic tiled surrounds and pedestal hand wash basin. There is towel rail/radiator, shaver point and light. A wall mounted single element electric heater with pull cord switch.

**Separate WC** with low flush WC, partially opaque glazed window having secondary double glazing. Dimplex electric wall heater, light point and extractor fan.

### **Outside the Property**

**Double Garage** measuring approximately 18'2 x 19' (5.55 x 5.79m) with exposed roof timbers, individual up and over garage doors, gas meter point and power points. There is pedestrian access into the house.

To the front of the property there is gravelled driveway and ample parking with turning space and access to the double garage via the individual up and over doors.

### **Informal Gardens**

The property has taken advantage of the southerly aspect with the larger proportion of these informal gardens dominating this elevation with specimen shrubs and well stocked flower borders. There is lawned area and mature planted borders and inset flower beds. The gardens have well established boundaries of larger Evergreens, Silver birch and Beech. There is irrigation system to the flower borders near the property and there is an active greenhouse which has power. The septic tank is to the rear of the grounds.



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**The Paddock**        Approximately 2 acres. This area is fenced with access off Station Road and within the grounds. There is pedestrian access from the garden leading around the paddock where there is also a small wooded coppice which extends to the far boundary.



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**Services:** Mains gas, electricity and water are connected to this property. There is a private drainage system to septic tank.

**Fixtures & Fittings:** Only those items specified in these details are included in the sale of the property.

**Tenure:** Freehold

**Local Authority:** Wychavon District Council  
The Civic Centre  
Queen Elizabeth Drive,  
Pershore  
WR10 1PT  
Tel: 01386 565000

**Council Tax:** G

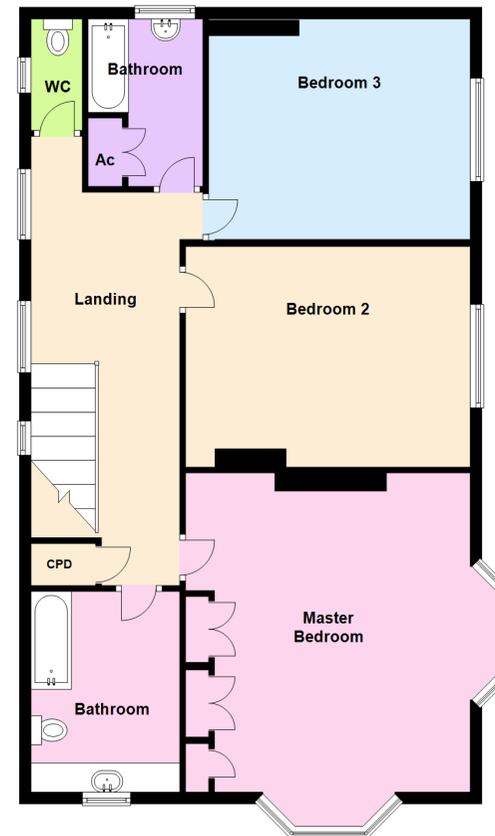
### Ground Floor

Approx. 194.4 sq. metres (2092.9 sq. feet)



### First Floor

Approx. 102.8 sq. metres (1106.8 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.

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