



123 High Street

Pershore, Worcestershire, WR10 1EQ



COUNTRY & CLASSIC



## 123 HIGH STREET

*Immaculate Georgian Three Double Bedroom Grade II Listed House with both Double Garage and Single Garage/Workshop and Private Parking. Large Private Garden with Attractive Studio Suitable for Conversion to Home Office or Ancillary Accommodation. Situated in a Central Position in the Town of Pershore, with Mainline Train Station and Easy Access to Worcester and the M5*

*Offers in Excess of £450,000*

### THE PROPERTY

- Entrance Hall with Original Flagstone Flooring
- Large Light Open Plan Sitting Room with Study Area. Benefitting from Large South Facing Sash Window. Inglenook Fireplace with Woodburner & Attractive Built In Cupboards & Shelving Either Side
- Spacious Farmhouse Style Fitted Kitchen/Dining Room with Solid Wood Units & Attractive Oak Beam. Central Island incorporating Double Belfast Sink, Dishwasher and Storage. Window and French Doors Overlooking Terrace and Garden. Space for Large Kitchen Table with Built In Shelving Behind
- Attractive Main Bedroom with Feature Beam & South Facing Sash Window and Built In Wardrobes
- Luxurious Large Bathroom with Roll Top Bath and Separate Shower and Airing Cupboard
- Stripped Polished Wood Staircase Leads to Second Floor with
- Two Further Double Bedrooms & Shower Room

### THE OUTSIDE

- Original Brick Studio Building Suitable for Conversion to Home Office or Ancillary Accommodation – Currently Housing Utility Room and Additional Toilet
- Large Double Garage with Electric Roller Door • Linked to
- Single Garage/Workshop with Electric Roller Door
- Greenhouse
- Large Terraced Rear Garden with Established Flower Beds and Trees
- Front Lawned Garden with Flagstone Path and Beech Hedge
- Pedestrian Access from Side Lane
- Private Parking for Two/Three Cars





## THE SITUATION

- Central Position in the Town of Pershore
- 9 Miles to Worcester
- 6 Miles to M5 North
- 9 Miles to M50 and M5 South

## PRACTICALITIES

- Council Tax Band C – Wychavon District Council
- Mains Electricity, Water & Drainage
- Mains Gas Central Heating
- Broadband is Available at the Property

## DIRECTIONS

WR10 1EQ – Sat Nav is Accurate. Heading east down the High Street in the direction of the town centre the property is located on the left hand side adjacent to a pedestrian lane leading to the hospital

## VIEWING ARRANGEMENTS

Strictly by appointment with the agents.



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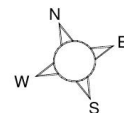
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**High Street, Pershore**  
**Approximate Gross Internal Area**  
**Main House = 1521 Sq Ft/141 Sq M**  
**Garages = 546 Sq Ft/51 Sq M**  
**Outbuilding = 269 Sq Ft/25 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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