



Monks Path Peopleton

Offers Over: £765,000

- Four bedroom character property
- Living room, dining room and study
- Kitchen open plan to the extended family room
- Ground floor shower room and a family bathroom on the first floor
- Garden approx. 1/3 of an acre
- Sought after village location with amenities
- Excellent links to the motorway and Worcestershire Parkway train station

Nigel Poole
& Partners

Monks Path

Peopleton

Offers Over: £765,000

****DETACHED AND EXTENDED FOUR BEDROOM GRADE II LISTED CHARACTER PROPERTY**** Extended by the current owners the property has a cosy ambiance with lovely original features combined with modern living. Living room, dining room, study, kitchen, utility, shower room and superb family room. On the first floor there are four bedrooms and a family bathroom. Situated in the rural village of Peopleton between Worcester and Pershore with easy access to motorway links and public transport with the new Worcestershire Parkway train station a ten-minute drive away. The thriving village has a church, Bowbrook Private School, local shop, public house and village hall with a cricket pitch, tennis courts and a children's playground.

Front

Laid to lawn with planting. Driveway for several vehicles. Gated access to the rear of the property.

Dining Room 16' 0" x 15' 6" (4.87m x 4.72m)

Entrance door to the dining room. Double glazed windows to the front aspect. Beams to the walls and ceiling. Chimney breast with multifuel stove. Wood flooring. Stairs rising to the first floor. Doors to the living room and study. Open to the kitchen.

Living Room 15' 3" x 14' 7" (4.64m x 4.44m)

Double glazed window to the front aspect and double glazed French doors to the garden. Inglenook with multifuel stove. Beams to the walls and ceiling. Cast Iron radiator.



Study 15' 1" x 7' 9" (4.59m x 2.36m)

Double glazed window to the front aspect. Beams to the walls and ceiling. Cast Iron radiator.

Kitchen 19' 6" x 10' 0" (5.94m x 3.05m)

Dual aspect double glazed windows. Wall and base units surmounted by Quartz worksurface. Belfast sink. Rangemaster oven and hob. Integrated dishwasher. Space for an American style fridge freezer. Beams to the walls and ceiling. Tiled flooring. Cast Iron radiator. Open to the family room.



Family Room

Double glazed window and bifold doors to the garden. Bespoke double glazed skylights. Contemporary radiator. Karndean flooring.



23 High Street, Pershore WR10 1AA

Utility

Double glazed window to the rear. Base units surmounted by worksurface with a Belfast sink and mixer tap. Free standing oil fired Worcester boiler.

Shower Room

Dual aspect obscure double glazed windows. Shower cubicle with mains fed shower. Pedestal wash hand basin and low flush w.c. Radiator.

Landing

Double glazed window to the rear aspect. Doors to the bedrooms, bathroom and airing cupboard.

Bedroom One 15' 10" x 15' 8" (4.82m x 4.77m) max

Dual aspect double glazed windows to the front and rear aspects. Beams to the walls and ceiling. Radiator.

Bedroom Two 12' 3" x 11' 9" (3.73m x 3.58m) max

Double glazed window to the front aspect. Fitted wardrobe. Beams to the walls and ceiling. Radiator.

Bedroom Three 15' 5" x 7' 8" (4.70m x 2.34m)

Double glazed window to the front aspect. Beams to the walls. Radiator.

Bedroom Four 9' 7" x 9' 4" (2.92m x 2.84m) max

Double glazed window to the rear aspect. Vaulted ceiling. Beams to the walls. Access to the loft. Two radiators.

Bathroom 9' 1" x 6' 0" (2.77m x 1.83m) max

Obscure double glazed window to the side aspect. Double glazed window to the rear aspect. Vaulted ceiling. Panelled bath. Shower

cubicle with mains fed shower. Vanity wash hand basin and low flush w.c. Tiled splashbacks. Contemporary radiator.

Garden

Approx. 1/3 of an acre laid to lawn with mature planting and a patio seating area. Vegetable garden with a glasshouse. Several garden sheds.



Tenure: Freehold

Council Tax Band: G

Broadband and Mobile Information

To check broadband speeds and mobile coverage for this property please visit:

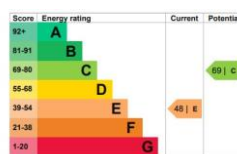
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode **WR10 2EE**





Total area: approx. 181.1 sq. metres (1949.8 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



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