

WATERSIDE



Old Rectory Green, Fladbury

Pershire, Worcestershire, WR10

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Beyond your expectations

A 4 bedroom house in a delightful riverside location.

Hamptons International
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Entrance Hall | Sitting Room | Dining Room | Study | Kitchen | Utility Room | Cloakroom | Master Bedroom with En-Suite Bathroom and Balcony | Three Further Bedrooms | Family Bathroom | Double Garage | Off Road Parking | Decked River frontage with mooring and riparian rights

Guide Price £550,000 Freehold

Description

Occupying a wonderful riverside location (above the flood line), with panoramic views and the distant sound of water rushing over a nearby weir. An exciting opportunity to acquire a 4 bedroom detached house in arguably one of Fladbury's best riverside. The accommodation on the ground floor comprises; Entrance Hall, Sitting Room, Dining Room, Study, Kitchen, Utility Room, Cloakroom and stairs to the first floor. The first floor accommodation briefly comprises: First Floor Landing with sliding doors to Roof Terrace, Master Bedroom with Balcony overlooking the River Avon and En-Suite Bathroom, Three Further Bedrooms and Family Bathroom. All of the windows and balconies to the rear elevation of the property enjoy stunning river and far reaching countryside views. The property further benefits from a detached double garage and private drive providing off road parking for several vehicles.

Outside

The property is approached via a private drive which provides Off Road Parking for several vehicles and allows access to the Detached Double Garage with attached timber-framed lean-to/garden shed. Pedestrian side access to the rear of the property. The rear garden is initially laid to a paved patio area with a sloping lawn leading down to the decked river frontage (in need of some repair) which retains riparian rights. There are shaped borders containing a variety of mature plants, shrubs and trees. The garden enjoys wonderful riverside views towards Fladbury Lock, Crophorne Mill as well as

far-reaching countryside views to the opposite bank and beyond.

Location

Fladbury is a highly regarded riverside village about 4 miles from the market towns of Evesham and Pershore, 12 miles from Worcester and well-placed for access to the M5 motorway (junction 6) in turn providing excellent access to the West Midlands and South West. Local facilities include the Norman church of St John The Baptist, two popular village inns, a first school and butchers, various sports clubs including canoeing on the River Avon and two golf clubs. A mainline railway is to be found in Evesham with a regular service to London Paddington and points west.

Additional Information

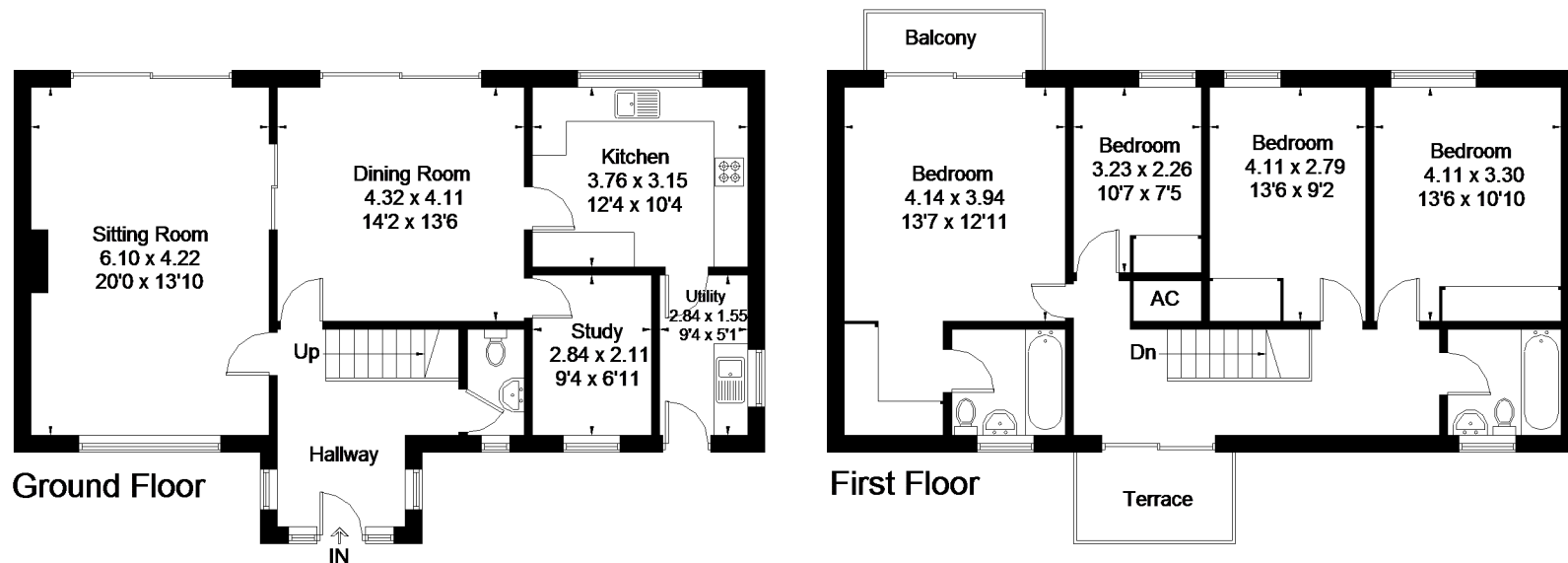
Council tax band G - £2487.66 (2015/16)
All mains services connected.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	74
England, Scotland & Wales		EU Directive 2002/91/EC

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Approximate Gross Internal Area
157.8 sq m / 1699 sq ft



Job Ref: 159633

Illustration for identification purposes only. The plan has been created using previous drawings as reference material, therefore the accuracy of information cannot be guaranteed. Not To Scale.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

