

Allan Morris
estate agents

Norchard Lane, Peopleton, Pershore, Worcestershire.

The Forge, Norchard Lane, Peopleton, Pershore, Worcestershire. WR10 2ED

Features:

* Substantial detached period family home
* 5 to 7 Bedrooms
* Spacious living accommodation
* Driveway, double Garage and stunning gardens
* Quiet sought after village location
* NO ONWARD CHAIN

A most charming and characterful detached 7 bedroom period family home, offering spacious and versatile accommodation, situated along a quiet lane within the wonderful village of Peopleton.

Accommodation briefly comprises: Dining Room, Inner Hall, Utility, downstairs Cloakroom, Snug, open-plan Kitchen/Breakfast Room, spacious Living Room and Rear Lobby with access into double Garage. On the first floor: Master Bedroom enjoying stunning views over community orchard to the rear and benefiting from En-Suite Shower Room, Guest Bedroom with En-Suite Bathroom, three further double Bedrooms and Family Bathroom benefiting from Jacuzzi bath. On the second floor: Two further Bedrooms/Office Spaces.

Outside: To the front and side is a charming Cottage style garden, with a number of mature trees and shrubs. To the side is patio seating area and gated access to private driveway. From here is access to the double Garage. To the rear of the property is a private garden, largely laid to lawn, with patio seating area and separate vegetable garden. There is the further benefit of gated access out to the driveway to the one side and back around to the front garden on the opposite side.

LOCATION: The property is located in the sought after village of Peopleton, ideally placed for access to both Worcester, Pershore, motorway links and the Worcestershire Parkway Railway Station. The village benefits from a Village Store and Post Office, Public House, Independent Day School and Village Hall with playing fields/children's playground.

AGENT'S NOTES: (1) Directly to the rear is a community orchard purchased by the village to guard against future development. (2) Some images include AI staging.













Directions:

From our Office in Sidbury, Worcester proceed on the London Road, towards A44 Whittington Road, at the roundabout take the first exit onto Swinesherd Way A4440. At the next roundabout take the 3rd exit onto A44 and continue to follow A44 for several miles. Before you reach Pinvin take a left hand turn signposted for Peopleton. Continue along for approximately half a mile and on reaching the village of Peopleton, take a right hand turn into Norchard Lane, where 'The Forge' can be found on the left hand side.

What3Words: begun.rebel.driveway

WAM 7965

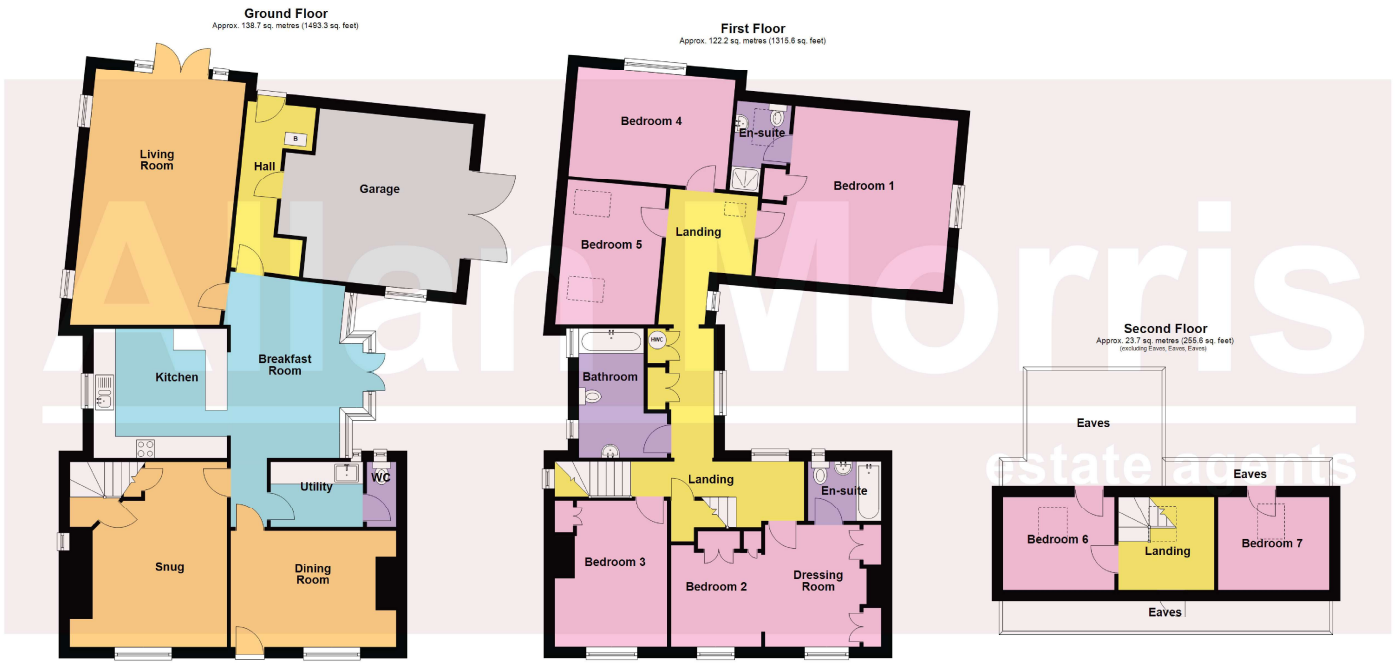
Useful Information:

Tenure: Freehold

EPC Rating: E

Council Tax Band: G

PRICE: £ 800,000



Total area: approx. 284.7 sq. metres (3064.5 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.

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you, please contact our Office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. Measurements: Our quoted room sizes are approximate and intended for general guidance, you are advised to verify all the dimensions carefully. Fixtures & Fittings: All items not specifically mentioned within these details are to be excluded from the sale. Services: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

Floorplan & Measurements:

Living Room: - 7.09m x 4.19m (23'3" x 13'9")

Kitchen: - 3.71m x 3.61m (12'2" x 11'10")

Breakfast Room: - 5.28m x 3.68m (17'4" x 12'1")

Dining Room: - 4.6m x 3.25m (15'1" x 10'8")

Utility Room: - 2.57m x 1.83m (8'5" x 6'0")

Snug: - 5.18m x 4.39m (17'0" x 14'5" maximum)

Bedroom 1: - 5.26m x 4.8m (17'3" maximum x 15'9")

Bedroom 2: - 3.23m x 2.51m (10'7" maximum x 8'3")

Dressing Room: - 3.4m x 3.25m (11'2" x 10'8")

En-Suite: - 2.03m x 1.68m (6'8" x 5'6")

Bedroom 3: - 4.09m x 3.15m (13'5" x 10'4")

Bedroom 4: - 4.39m x 3.07m (14'5" x 10'1")

Bedroom 5: - 3.86m x 2.77m (12'8" x 9'1")

Bathroom: - 3.61m x 2.46m (11'10" x 8'1")

Bedroom 6: - 3.12m x 2.62m (10'3" x 8'7")

Bedroom 7: - 3.1m x 2.62m (10'2" x 8'7")

Garage: - 5.13m x 4.88m (16'10" x 16'0")

Address:
32 Sidbury, Worcester, WR1 2HZ