



Allan Morris
estate agents

Peopleton, Pershore,
Worcestershire.

**The White House, Peopleton, Pershore,
Worcestershire, WR10 2EG**

* NO ONWARD CHAIN

* Detached period family home

* Grade II Listed

* 4 Bedrooms

* 3 Reception Rooms

* Private Gardens

* Sought after village location

A most characterful, Grade II Listed, four bedroom detached family home benefiting from period features throughout. Situated in the centre of the wonderful village of Peopleton.

Accommodation briefly comprises: Entrance Hall, Living Room, Dining Room, Kitchen, Playroom/Study, Utility Room and downstairs Shower Room. On the first floor: Four Bedrooms and Family Bathroom.

Outside: The property benefits from private gardens split into three sections to front and rear with off road parking.

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.





Directions:

From our Office in Sidbury, Worcester proceed on 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, the property can be located on the right hand side, as indicated by our For Sale board.

What3Words: hilltop.mastering.headlight

WAM 8117

Useful Information:

Tenure: Freehold

EPC Rating:

Council Tax Band: G

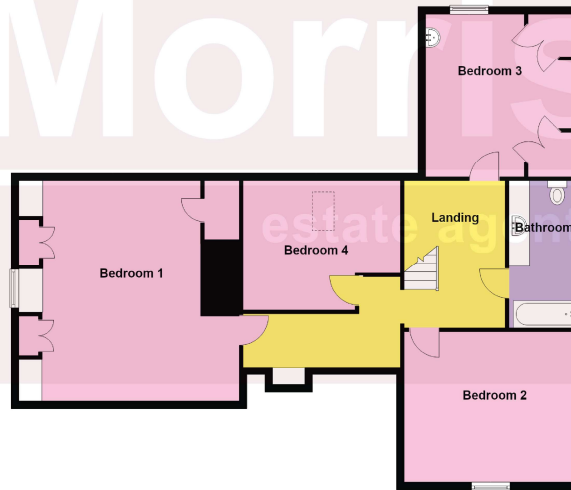
PRICE: £ 650,000



Ground Floor
Approx. 131.3 sq. metres (1413.5 sq. feet)



First Floor
Approx. 105.7 sq. metres (1138.2 sq. feet)



Total area: approx. 237.1 sq. metres (2551.6 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 - 5.71m x 5.16m (18'9" x 16'11" maximum)

Kitchen - 4.24m x 3.96m (13'11" x 13'0")

Dining Room - 7.85m x 4.52m (25'9" x 14'10")

Playroom/Study - 5.71m x 2.67m (18'9" x 8'9")

Utility Room - 4.17m x 2.95m (13'8" x 9'8")

Bedroom 1 - 5.71m x 5.71m (18'9" x 18'9")

Bedroom 2 - 4.29m x 3.76m (14'1" x 12'4")

Bedroom 3 - 4.24m x 2.79m (13'11" x 9'2")

Bedroom 4 - 4.09m x 3.35m (13'5" x 11'0" maximum)

Bathroom - 3.81m x 1.8m (12'6" x 5'11")

Address:
32 Sidbury, Worcester, WR1 2HZ