



STIFFORDS MOORE
Cooks Lane | Wick | Pershore | WR10 3PA

HUGHES **HS** SEALEY

Welcome to... STIFFORDS MOORE

Welcome to Stiffords Moore, a stunning four double bedroom, new build family home, located in this super setting. Constructed to the original design of the barn that once sat on the site, the property is beautifully appointed and enjoys a wealth of accommodation across the two floors. Furthermore, the property benefits from driveway parking, an enclosed and relatively private rear garden, exceptional open views to the front elevation and as one would expect from a new build property, a plethora of modern day requirements such as air source heating, EV charging point, Starlink internet connection, underfloor heating and a 10-year build warranty. Internally the property enjoys a wealth of accommodation across the two floors with the ground floor featuring an exceptional open plan kitchen/dining/family space. The room is flooded with natural light from the bank of glass windows and double open doors which are found to both the front and rear elevations. The kitchen enjoys a wealth of fitted units which sits alongside a host of integrated appliances, and which is completed by downlighters

and granite worksurfaces.

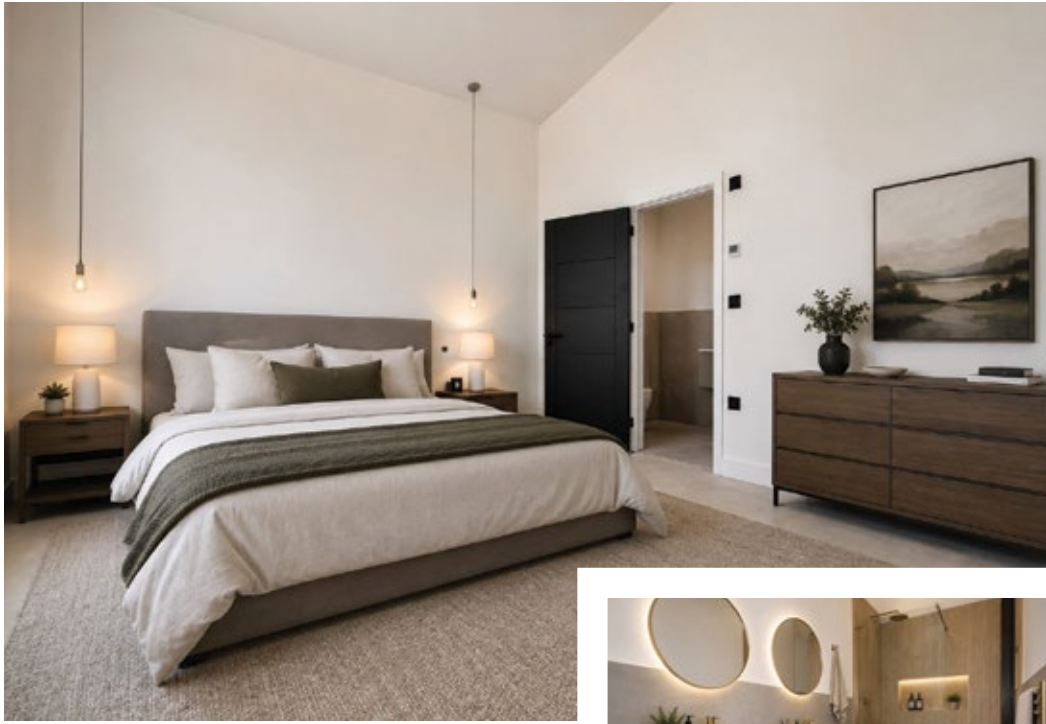
In addition, further rooms to the ground floor include a cloakroom, fully fitted utility room, study/reception room two, a wonderful living room and finally a ground floor double bedroom which enjoys views over the rear garden and further benefits from a stunning en suite shower room, complete with His and Her's sink units and a double walk-in shower.

To the upstairs, a central landing allows access to three further double bedrooms and the three-piece family bathroom. The principal bedroom is located to the front of the property and as such enjoys wonderful, elevated views across Worcestershire farmland. Furthermore, the room benefits from a stunning, three-piece, en suite shower room. The remaining two bedrooms are located to the rear of the home and as such enjoy views over the garden.









Explore outside... STIFFORDS MOORE

Externally to the front of the home is a gravelled driveway allowing off road parking for multiple vehicles. Side access to the rear is available to both sides of the home. To the rear is an enclosed garden that boasts a high degree of privacy. The garden enjoys a paved terrace, lawns and maturing trees.

LOCATION

Wick is a small rural hamlet lying between Pershore and Evesham in the south Worcestershire countryside. Surrounded by open fields and orchards, the setting offers a wonderful sense of peace whilst remaining

convenient for amenities. The nearby market town of Pershore provides everyday shopping, independent shops, cafés, sports facilities and a railway station on the Cotswold Line. Road communications are good via the A44, M5 and B4084, putting Worcester, Cheltenham and Birmingham within easy reach. There are both state and independent schools locally, along with plentiful walking, cycling and equestrian opportunities in the surrounding countryside.

KEY FEATURES

- A stunning, four double bedroom, new build family

home, located in this super setting

- Offered for sale with no onward chain, the property also comes with a 10 year warranty
- Due to the property's location, the home enjoys exceptional open views to the front elevation
- Driveway parking to the front for multiple vehicles. There is also an EV charger in situ
- Garden to the rear elevation featuring paved terrace, lawns and maturing trees
- Internally the home enjoys a wealth of accommodation across the two floors
- Stunning, open plan kitchen/dining/family room.

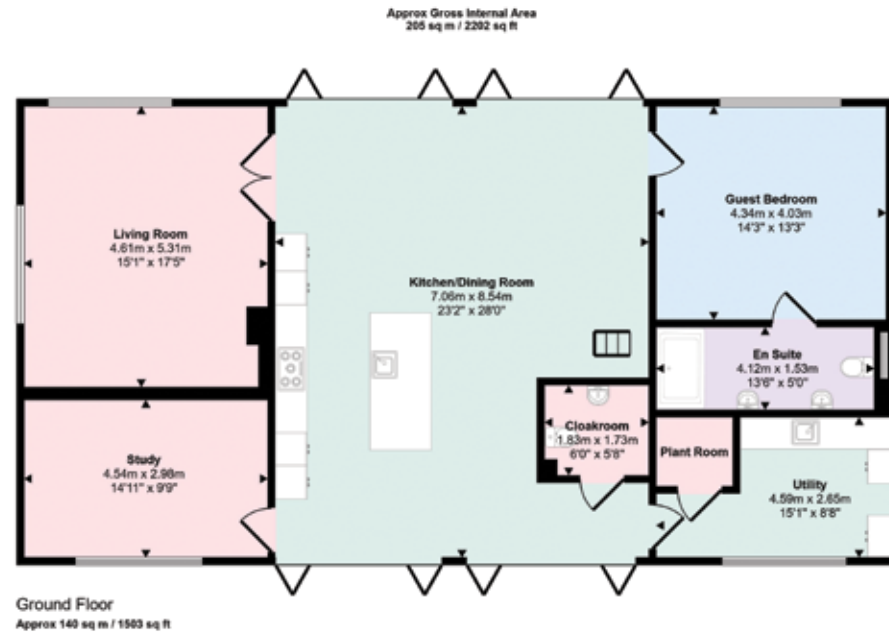
French doors to both front and rear elevation

- Spacious living room, study/reception two, cloakroom and utility room
- Four double bedrooms, two of which are en suite. Three-piece family bathroom
- A home that must be viewed to be fully appreciated

DIRECTIONS

To locate the property, please enter the following postcode into your sat nav system: WR10 3PA. Continue along the lane where the property will be found on your left, as advertised by our For Sale sign.





Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snaggy 360.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that an item shown is included with the property. For a free valuation, contact 01242 220080. Copyright © Hughes Sealey. Registered in England and Wales. Company Reg No. 11126899
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