



A handsome Regency country house in a rural setting.

**Pensham Fields House, Pensham Fields, Pensham, Pershore, Worcestershire, WR10 3HD**

Guide £2,150,000 Freehold

**savills**

Entrance hall • drawing room • sitting room • dining room • snug • kitchen • utility • cloakroom • principal bedroom with en suite bathroom and dressing room • four bedrooms and two family bathrooms • double garage • store room and gardens • In about 2.89 acres

#### **Distances**

Pershore 0.9 miles • Worcester 10.5 miles • Cheltenham 17 miles • Stratford-upon-Avon 20 miles • Birmingham 35 miles • M5 (J7) 7 miles (distances and times approximate).

#### **Situation and Communications**

The peaceful and sought-after village of Pensham is about one mile from Pershore and benefits from a village field for sporting events and functions. The Georgian market town of Pershore offers a wide range of everyday amenities including a range of independent shops, health centre, cottage hospital, public library, community arts centre, public houses and restaurants. Recreational facilities include tennis, cricket, football and rugby clubs, a leisure centre with swimming pool, the historic Abbey and surrounding park, and the River Avon. Rail links from Pershore run directly to London and Birmingham. Broader shopping and services can be found in Worcester, and Cheltenham. In Pershore there is educational provision from nursery/pre-school through to high school and a Sixth Form College available at Pershore High School. An excellent choice of private schools can be found in Worcester, Malvern and Cheltenham.

Worcester has county cricket in the setting of Worcester Cathedral, horse racing on the banks of the River Severn and rugby at Sixways. There is international cricket at Edgbaston and national hunt racing at Cheltenham and Stratford.

#### **Pensham Fields House**

Pensham Fields House is a handsome Regency country house situated in a wonderful rural location. The property is constructed of red brick with a very attractive symmetrical façade with tall sash windows and a pretty porch framing the front door. Both internally and externally the property is presented to an exceptionally high standard with stylish interiors throughout.

The front door opens to a welcoming hall with beautiful 18th century flagstones and doors leading to four excellent reception rooms. The drawing room contains some beautiful architectural features and a stunning fireplace while the sitting room is more informal with an open fireplace housing a wood burner and French doors to the garden. The dining room is generous and is particularly attractive with a bay window and magnificent fireplace. Completing the reception rooms is a welcoming snug, again with a fireplace.





The kitchen/breakfast room has a high vaulted ceiling and is fitted with an excellent range of country-style cabinets with integrated appliances, polished granite work surfaces and double Belfast sink. There is also an island unit incorporating a double oven and hob with a polished granite worktop and bar counter. There is room for a table and chairs. Accessed from the kitchen is a utility room which in turn leads to a useful store room and onto the garage.

The staircase leads from the hall to the first floor bedroom accommodation comprising three double bedrooms, the principal bedroom being en suite with a dressing room, and a family bathroom. On the second floor are two further bedrooms and a second family bathroom. All the bedrooms are individually styled whilst the bathrooms are beautifully appointed and luxurious.

Outside the enclosed gardens extend to just under three acres of mature lawns interspersed with specimen trees. Some areas of the garden have been left to nature to improve the local environment for wildlife. There is a double garage and ample parking for several vehicles.

The property will appeal to a broad audience of buyers and in particular those looking for a family house enjoying a rural position yet within comfortable driving distance of Worcester. The rail links and motorway network in the area are ideal for commuting further afield.

#### **General Information**

#### **Agent's Note**

The property has a right of way over the farm track and contributes towards the maintenance of the farm track.

#### **Local Authority**

Wychavon District Council.  
Telephone 01386 565000.

#### **Council Tax**

Council Tax Band H.

#### **Services**

Mains electricity and water.  
Private drainage via a septic tank. Oil fired central heating.  
Telephone line subject to BT transfer regulations.

#### **Tenure**

Freehold.

#### **EPC**

EPC = E





**Directions WR10 3HD**

From the centre of Pershore head south on the B4084 for half-a-mile. Turn right onto Pensham Hill and continue for about 630 metres. Turn left and continue for just over a kilometre. Turn right and continue for a short distance where you will find the property identified by a plaque on the walls. The postcode will take you directly to the property.

**Town and Country Planning**

The property lies within the area administered by Wychavon District Council, to whom interested parties are advised to make their own enquiries in respect of any planning issues and development opportunities for the property.

**Wayleaves, Easements and Rights of Way**

The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale, or not.

**Viewing**

Strictly by prior accompanied appointment with Savills.

**Date of Information**

Particulars prepared: July 2022. Photographs taken: July 2022.





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**Approximate Area** 384.6 sq m / 4140 sq ft

**Garage** 34.8 sq m / 374 sq ft

**Total** 419.4 sq m / 4514 sq ft

**David Henderson**

Savills Stow-on-the-Wold

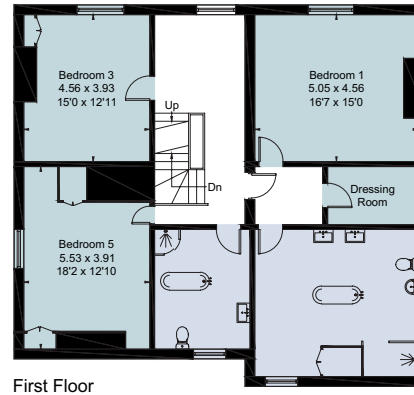
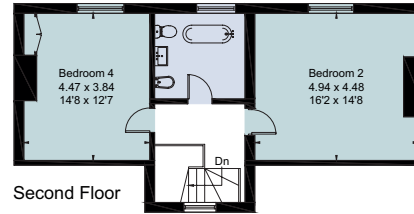
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	F	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive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

For identification only. Not to scale. © 220728DH

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