



3 The Hollies, Pershore, WR10 3LP

Asking price £625,000



CHRISTIAN  
LEWIS  
—PROPERTY—





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# 3 The Hollies

Pershore, WR10 3LP

- A fabulous four bedroom, three bathroom • Highly regarded village detached family home
- The ideal family home
- Detached double garage
- Beautiful well stocked rear garden
- Driveway and ample parking
- Lovingly owned for many years
- Must be viewed to appreciate all on offer

A WONDERFUL HOME LOCATED NESTLED IN THE CORNER OF THIS SMALL EXCLUSIVE DEVELOPMENT

Welcome to No. 3 The Hollies – a much-loved and beautifully maintained family home, proudly owned by the same family for over three decades. Nestled in a peaceful and private corner of a small enclave of detached homes, this property now offers a rare opportunity for a new generation to create lasting memories in a truly special setting.

From the moment you arrive, it's clear this home has been cared for with great pride and attention to detail. Set back from the road, the property enjoys a discreet, tucked-away position, offering both tranquillity and seclusion.

Step inside and you'll find a well-appointed and generously proportioned interior, thoughtfully laid out to suit modern family living. The ground floor includes a welcoming entrance hall, a versatile study ideal for home working, and a spacious living room featuring a charming log burner—perfect for cosy evenings. The heart of the home is a fully fitted kitchen that flows seamlessly into the dining room, creating a superb space for entertaining, while a separate utility room adds extra convenience.

Upstairs, the home continues to impress with four large bedrooms, two of which benefit from their own en-suite shower rooms. A well-appointed family bathroom completes the first-floor accommodation, offering ample space and comfort for the whole family.

Outside, the property offers a substantial driveway with space for multiple vehicles, a detached double garage, and a mature rear garden that provides the perfect backdrop for outdoor dining, play, or peaceful relaxation. The spacious patio area is ideal for entertaining in the warmer months.

Situated in one of the most sought-after villages on the slopes of Bredon Hill, this exceptional home combines a serene countryside setting with easy access to local amenities, reputable schools, and excellent transport links.

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## Additional Information

**Tenure:** We understand that the property is for sale Freehold.

**Local Authority:** Wychavon District Council

**Council Tax Band:** We understand that the Council Tax Band for the property is Band F

**EPC Rating:** E

## Disclaimer

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.











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Floor Plans



Viewing

Please contact our Evesham Office on 01386 442929 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

