



1 The Green, Pinvin, WR10 2ET

Guide price £525,000

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CHRISTIAN  
LEWIS  
REAL ESTATE

# 1 The Green

Pinvin, WR10 2ET

- 3 BEDROOM DETACHED BUNAGLOW
- BRAND NEW RENOVATION THROUGHOUT
- LARGE REAR GARDEN
- OPEN PLAN LIVING WITH LOG BURNER
- HIGH QUALITY FINISH
- TURN KEY
- UNDERFLOOR HEATING
- GARAGE, DRIVEWAY & SECURE PARKING WITH ELECTRIC GATES
- FULLY INTEGRATED KITCHEN
- CHAIN FREE

Christian Lewis are thrilled to present to the market this impeccably appointed three-bedroom detached bungalow set within the heart of Pinvin, Near Pershore. Complete with underfloor heating, a gated driveway, and superior-quality finishes throughout its truly not to be missed.

Having undergone an extensive and meticulous renovation, the property has been transformed to an exceptional standard. Every detail has been carefully considered, resulting in interiors that exude charm, sophistication, and timeless elegance. Offered chain free, this is a true turnkey opportunity for the discerning buyer.

Entrance hall leading seamlessly to a thoughtfully designed utility room, appointed with bespoke cabinetry, generous work surfaces, and dedicated space for freestanding appliances.

At the heart of the home lies a truly showstopping open-plan kitchen and dining space. Finished in a striking deep navy shaker design, the kitchen features a substantial central island ideal for entertaining, alongside ample room for formal dining. The kitchen is fully integrated to include a fridge/freezer, hob, double oven, dishwasher, and discreet built-in bin system. Beyond, the living room provides an inviting yet elegant retreat, centred around a charming log-burning stove and oozing natural light for a day to evening transition.

The property also offers three generously proportioned double bedrooms. Bedroom 1 benefits from a beautifully appointed en-suite shower room, whilst bedroom 3 enjoys direct access to the rear garden via patio doors. The family bathroom has been designed with indulgence in mind, featuring a full-size bath with overhead shower, WC, and basin, complemented by a contemporary illuminated mirror.

Externally, the property boasts a large rear garden, predominantly laid to lawn. Parking is offered to the front and side of the property, further convenienceed by double electric gates and a garage for all of your storage needs!



## Important Additional Information

Tenure: We understand that the property for sale is Freehold

Local Authority: Wychavon District Council

Council Tax Band: We understand that the Council Tax Band for the property is Band C

EPC Rating D (please note improvements have been made to the property since the last EPC)

## 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.

**\*\* SOME IMAGES HAVE BEEN DIGITALLY ENHANCED AND/OR STAGED \*\***







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—PROPERTY—

## Floor Plans

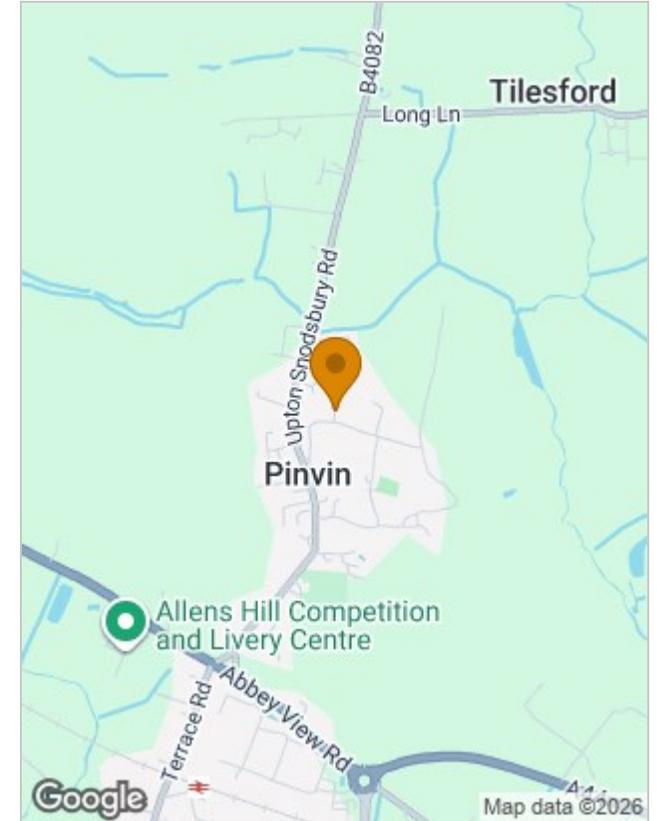


## Viewing

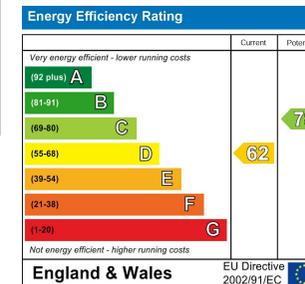
Please contact our Pershore Sales Office on 01386 555368 if you wish to arrange a viewing appointment for this property or require further information.

14 Broad Street, Pershore, Worcestershire, WR10 1AY  
 Tel: 01386 555368 Email: pershore@christianlewisproperty.co.uk www.christianlewisproperty.co.uk

## Location Map



## Energy Performance Graph



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.