



JASLYND, RYDEN LANE, CHARLTON, PERSHORE, WORCESTERSHIRE



## OVERVIEW

An exciting opportunity to purchase a detached three bedroom bungalow which has recently been renovated to a high specification. Situated on the outskirts of Charlton, Jaslynd enjoys a quiet, private location. The property benefits from 1.9 acres of gardens and an orchard.

Jaslynd is sold subject to an **Agricultural Occupancy Condition**. For further details please call **01684 853400** or email [enquiries@carverknowles.co.uk](mailto:enquiries@carverknowles.co.uk).

## SITUATION

Jaslynd is conveniently located off Ryden Lane just east of Charlton village. Evesham is located is 4 miles to the south east, which boasts a wide range of amenities including schools, a supermarket, independent and high street shops, a community hospital as well as a range of leisure and recreational facilities.

## DESCRIPTION

Jaslynd is a substantial red brick three bedroom bungalow, completed to a modern, high specification. The property benefits from a detached double garage and sits within a large garden and parking area.

## JASLYND

The open plan kitchen and living room leads off the main hallway and provides a generous space and a stone fireplace. The kitchen has been recently refurbished with a set of cream fitted kitchen units with built in oven.

The cream fitted units continue into the utility area, which gives access to the garden via a newly painted stable door. The property benefits from two bathrooms and three large bedrooms. There is a conservatory located at the rear of the property with views of large garden and orchard space.

## OUTSIDE

### Double Garage (6.18m x 5.85m)

Brick build double garage with a side access door.

The property benefits from a large garden to its rear and an orchard, in total approximately 1.9 acres. There is a large gravelled parking area to the front elevation of the property.



### AGRICULTURAL OCCUPANCY CONDITION

Planning was granted and is subject to an Agricultural Occupancy Condition, the wording states:  
*“The occupation of the dwelling shall be limited to a person or persons employed or last employed, locally in agriculture as defined in Section 290 (1) of the Town and Country Planning Act 1971, or in forestry, or a dependant of such a person residing with him (but including a widow or widower of such a person).”*

### SERVICES

The property benefits from both mains electricity and water. EPC rating E.

### METHOD OF SALE

The property is offered for sale by Private Treaty.

The Vendor reserves the right to set a date for Best and Final offers.

### TENURE

The property is offered Freehold with vacant possession upon completion.

### FIXTURES AND FITTINGS

Any fixtures and fittings not mentioned in these particulars are excluded from the sale.

### OUTGOINGS

Council Tax Band - E

### LOCAL PLANNING AUTHORITY

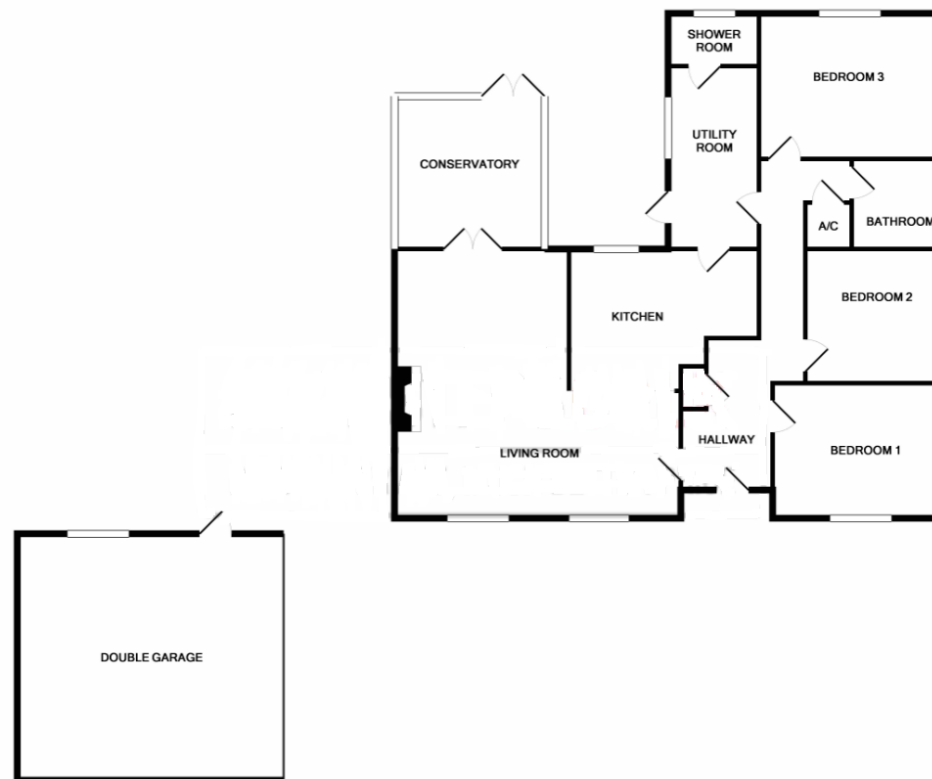
Wychavon District Council – Tel: 01386 565000

### BOUNDARIES AND AREAS

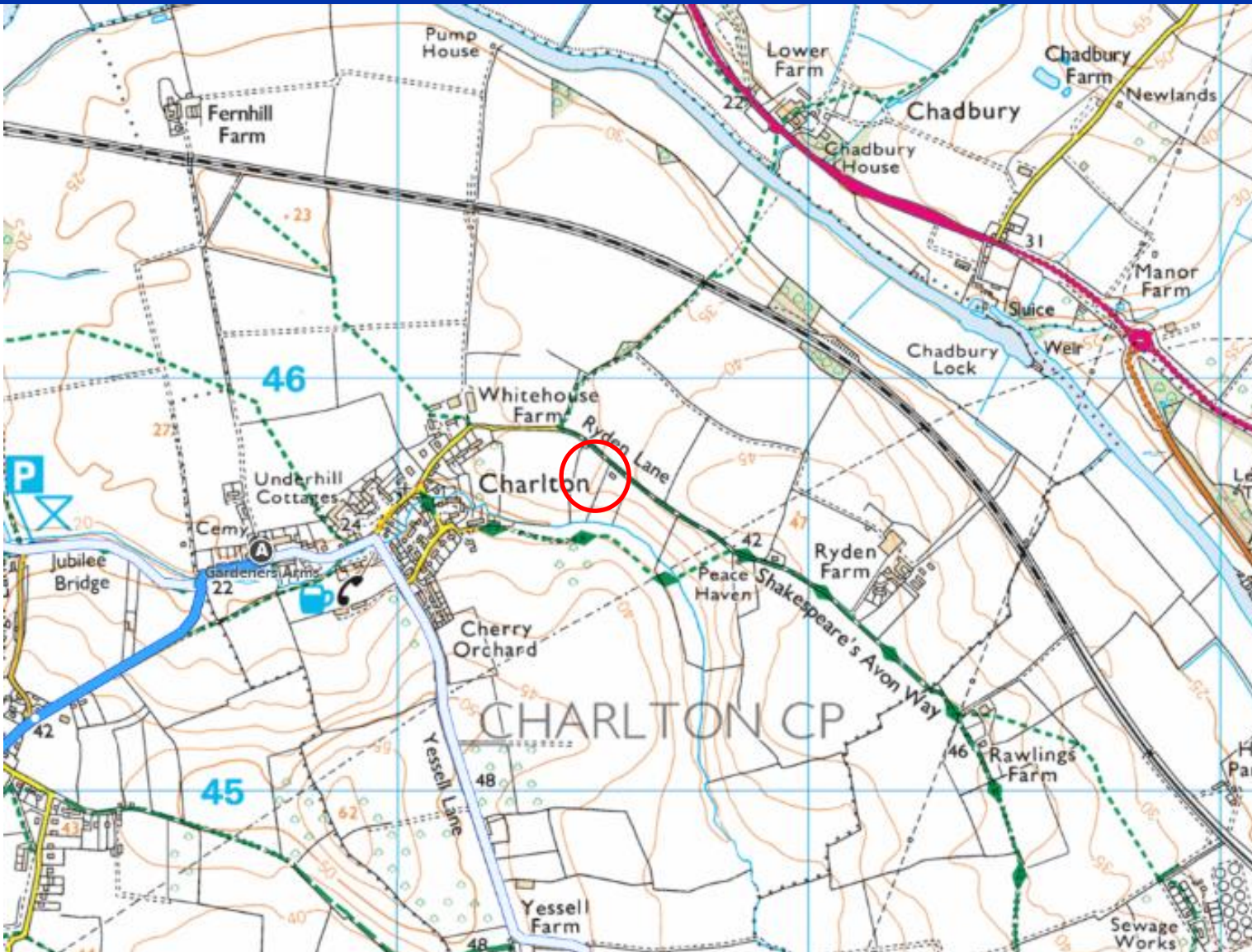
The purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor the Agents will be responsible for defining the boundaries or ownership thereof.

### RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The property is sold subject to and with the benefit of rights, including rights of way, whether public or private, light, support, drainage, water and electricity and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed way leaves or masts, pylons, stays, cables, drains and water, gas or other pipes, whether referred to in the general remarks and stipulations or particulars of sale or not and to the provision of any planning scheme of County or Local Authority



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### DIRECTIONS:

**From Pershore-** from the High Street, continue on Broad Street crossing the River Avon, towards Pershore College. After approximately 3 miles take a left turn into Crophorn. Follow the road through the village into Charlton. Once in Charlton take Ryden Lane and the property will be on your left in approximately half a mile. The property is marked by the agent's "For Sale" board.

**Postcode: WR10 3LQ**

#### PLEASE NOTE

Neither Carver Knowles their clients nor any joint agents have tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in these firms' employment has the authority to make or give any representation or warranty in respect of the property. Details

