

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



THIS BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME IS SITUATED IN AN ELEVATED DESIRABLE VILLAGE LOCATION WITH STUNNING VIEWS TOWARDS BREDON HILL OVER OPEN COUNTRYSIDE TO THE REAR ASPECT. ONE OF JUST FIVE EXCLUSIVE PROPERTIES OFFERING AN OPEN PLAN MODERN FITTED KITCHEN/DINER/FAMILY ROOM WITH INTEGRAL APPLIANCES AND BI-FOLD DOORS OUT ONTO THE TWO TIER GARDEN. SITTING ROOM WITH A FEATURE FIREPLACE AND LOG BURNER. UTILITY ROOM AND CLOAKROOM, FOUR DOUBLE BEDROOMS WITH THE MASTER BEDROOM HAVING AN EN-SUITE SHOWER ROOM AND SPACIOUS FAMILY BATHROOM WITH SEPARATE DOUBLE SHOWER. UPVC DOUBLE GLAZING AND AIR SOURCE HEATING, UNDER FLOOR HEATING DOWNSTAIRS, OFF ROAD PARKING FOR PLENTY OF CARS AND A INTEGRAL GARAGE. EPC B.

Orchard House – Offers In The Region Of £599,950

Orchard House, Upper Street, Defford, Worcestershire, WR8 9BG



Orchard House

Location & Description

Situated in the sought after village of Defford which benefits from a local farm shop, Church, First school, village inn and village hall. Approximately five miles away is the historic town of Upton upon Severn situated on the banks of the River Severn and the market town of Pershore approximately three miles. Both have a good range of shops for everyday needs as well as a Post Office, medical centre, dental surgery, library and churches. Both also cater for primary and secondary education, with defford primary school being within walking distance. Upton upon Severn has a marina as well as the Jazz, Folk, Blues and Sunshine festivals.

There is also easy access to the centres of Worcester, Malvern, Tewkesbury and Evesham. The M5/M50 Motorway Junction is approximately six miles distant bringing the Midlands, the South West and South Wales all within reasonable commuting time. There are further transport communications with two mainline railway stations at Malvern and one in Pershore and Ledbury with connections to Worcester, Birmingham, London Paddington, Hereford and South Wales.

Property Description

This beautifully presented four bedroom detached family home is one of just five exclusive properties situated in an elevated and desirable village location. Stunning views towards Bredon Hill over open countryside to the rear aspect and farmland to the front.

Once inside this spacious bright and airy family home the open plan modern fitted kitchen/diner/family room takes centre stage with its integral appliances and Bi-fold doors to take in the views. The utility room houses the white goods and gives access to the cloakroom and integral garage. The sitting room is found at the front of the property and offers a cosy place with a feature fireplace and log burner adding to the appeal. English Oak doors throughout and tiled flooring on the ground floor with under floors heating is an added bonus. The Oak staircase takes you to the first floor landing with doors leads off to all the generously sized double bedrooms with walk in wardrobes and views. The master bedroom has the added bonus of an En-suite shower room whilst the further three bedrooms are serviced by the spacious modern fitted family bathroom with a separate double shower all of which will be well received by perspective purchasers. One of the main feature of this property is the private rear tiered garden with its generous sized paved patio area for dining Al Fresco and entertaining with family and friends whilst taking in the views. The lower tier has been laid out as a play area but offers various uses for the growing family. The saleability of the property is further enhanced by the availability of plenty of off road parking, UPVC double glazing and Air source heating.

Entrance Door

Wooden door with glazed insert to the front aspect, double glazed windows to either side of the door, canopy porch which is brick and timber, outside light.

Reception Hall

BT fibre point, door to the under stairs cupboard with light, power points, ceiling light, smoke alarm, Oak staircase to the first floor, door to the kitchen/dining/family room, door to:

Living Room 14.69ft (4.48m) x 12.00ft (3.66m)

UPVC double glazed window to the front aspect, feature fireplace with wood burner, slate hearth and wooden mantle, TV point, built in wall cupboards, power points, ceiling light.

Kitchen/Dining/Family Room 21.39ft (6.52m) x 16.76ft (5.11m)

Bespoke fitted kitchen with a matching range of high gloss, dark grey, Benchmark kitchen units. Siemens combination single oven, microwave and grill, five ring induction hob with stainless steel extractor hood over, fridge and freezer of 70/30 split, pull out larder, deep pan drawers, further soft closure





cupboards and drawers, wall cupboards, inset ceiling lights, tiled flooring, TV point, power points, Neff dishwasher, full length bi-fold patio doors leading to the rear garden, door to:

Utility Room 12.66ft (3.86m) max x 8.10ft (2.47m) max

UPVC double glazed window to the rear aspect, UPVC double glazed door to the rear garden, fitted with a cream double base unit and stainless steel single circular sink with mixer tap over, wooden working surface, space and plumbing for a washing machine, space for a tumble dryer, extractor fan, tiled flooring, inset ceiling light, door to garage and door to:

Cloakroom

UPVC double glazed window to the side aspect, fitted with a white suite comprising of a wash hand basin with mixer tap over and cupboard under, low level WC, tiled flooring.

FIRST FLOOR

Landing

Velux double glazed window to the front aspect, radiator, built in storage cupboard (housing shelving), access to the insulated roof space with lighting), power points, ceiling light, smoke alarm, doors to:

Master Bedroom 15.65ft (4.77m) plus door recess x 10.89ft (3.32m)

UPVC double glazed window to the rear aspect, large walk in wardrobe with light, radiator, TV point, ceiling light, door to:

En Suite Shower Room

UPVC double obscure glazed window to the side aspect, shower unit with a separate monsoon head and sliding screen, wash hand basin with mixer tap, drawer under and illuminated mirror over, low level WC, extractor fan, chrome heated towel rail, tiled flooring, three quarter tiled walls.

Bedroom Two 13.48ft (4.11m) x 11.09ft (3.38m)

UPVC double glazed window to the front aspect, walk in wardrobe, TV point, radiator, power points, ceiling light.

Bedroom Three 12.76ft (3.89m) x 10.73ft (3.27m) max

UPVC double glazed window to the front aspect, walk in wardrobe, radiator, TV point, ceiling light, power points.

Bedroom Four 12.17ft (3.71m) x 10.33ft (3.15m)

UPVC double glazed window to the rear aspect, walk in wardrobe, radiator, TV point, ceiling light, power points.

Bathroom 11.38ft (3.47m) x 9.28ft (2.83m)

UPVC double obscure glazed window to the side aspect, fitted with a matching white suite comprising of a panelled bath with mixer tap over, a large walk in shower with separate monsoon head and fixed shower screen, wash hand basin with mixer tap over, drawer under and illuminated mirror over, low level WC, shaver point, chrome heated towel rail, tiled flooring, three quarter tiled walls.

Garage 20.43ft (6.23m) x 9.94ft (3.03m) plus recess

Electric roller door to the front aspect, hot water cylinder, lighting, power points, return door to the utility room, door to side entrance.

OUTSIDE

Front Garden

A large paved driveway provides ample parking space and turning area which leads to the integral garage. Lawned area with borders plants and shrubs, gate to the side of the property leading to:

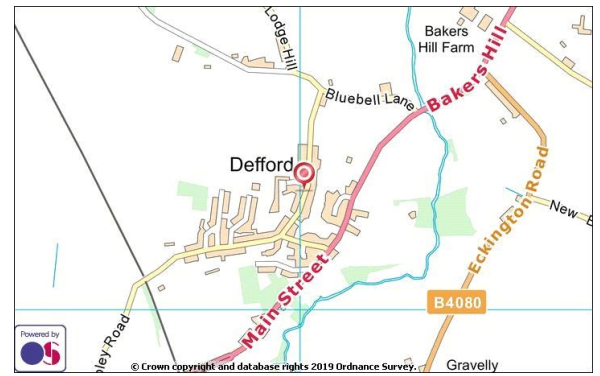
an enclosed rear garden, having a good sized paved patio area, laid to grass with a further gate leading to a natural garden area with post and rail fencing. Outside lights, cold water tap, Mitsubishi electric Ecodan renewable heating technology unit.

Rear Garden

Fully enclosed rear garden, having a good sized paved patio area, lawned area borders, plants and shrubs, a further gate to the rear aspect leading down to a garden area with post and rail fencing. Outside lights, cold water tap, Mitsubishi electric Ecodan renewable heating technology unit.

Directions

From the John Goodwin Upton Office, proceed along Church Street and take the second exit at the roundabout over the River Bridge. Continue along this road and at the roundabout take the second turning onto the A4104 towards Pershore. Then after 4 miles and on seeing the village sign for Defford take the next turning left into Harpley Lane, before the dual carriage way. Continue along this road where the property is located on the right hand side as indicated by our For Sale board.



Services

Mains electricity, water and drainage are connected to the property. Heating is via a air source heat pump. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant authorities. No statement relating to services or appliances would be taken to infer that such items are in satisfactory working order and intending purchasers are advised to satisfy themselves where necessary.

Tenure

We are advised (subject to legal confirmation) that the property is freehold.

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request. John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formerly verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing

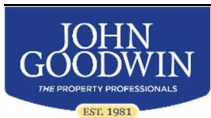
By appointment to be made through the Agent's Upton upon Severn Office, Tel: 01684 593125

Council Tax

COUNCIL TAX BAND F

EPC

The EPC rating for this property is 'B'.



Upton Office
01684 593125
9 High Street, WR8 0HJ

MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leases and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.