

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



This Beautifully Presented Four Bedroom Detached Family Home Is Situated In Desirable Village Location With Stunning Views Towards Bredon Hill To The Rear Aspect. Open Plan Modern Fitted Kitchen and Separate Dining Room, Large Open Reception Room with Bi-Fold Doors Out onto The Garden. Sitting Room with A Feature Fireplace and Log Burner. Utility Room and Cloakroom, Two Double Bedrooms and A Single Bedroom/ Study Upstairs, Serviced Via Jack and Jill Bathroom. One Double Bedroom Downstairs with Separate Shower Room, UPVC Double Glazing, Under Floor Heating in The Large Reception Room, Off Road Parking For Plenty Of Cars And A Spacious Attached Single Garage. EPC C.

Heatherton - £595,000 Guide Price

Upper Street, Worcester, Worcestershire, WR8 9BG

4 3 2



Heatherton

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

In a Popular Rural village location offering varied accommodation consisting of an Entrance Hall, living room, kitchen with breakfast bar and utility, dining room, flexible space currently used as a playroom with bifold doors to the rear garden, bedroom three and shower room. To the first floor is the snug with full height folding patio doors with Juliet balcony overlooking the rear garden with stunning views towards Bredon Hill over open countryside to the rear aspect, master bedroom, two further bedrooms and a family bathroom. The Easterly facing rear garden is laid to lawn with borders to the side, raised deck and slate beds, gazebo, and patio seating areas. Garage and an attractive individually designed resin bound gravel driveway with parking for a number of vehicles.

Entrance Hall

Composite door with obscure part glazed panes. Tile style flooring. Doors to bedroom three, kitchen, living room, shower room, dining room and playroom. Storage cupboard. Stairs rising to the first floor. Radiator. Ceiling light.

Kitchen 17.06ft (5.20m) Maximum x 11.91ft (3.63m) Maximum

Double glazed windows to the front aspect. Fitted with a range of floor and wall mounted units, composite worksurface and countertop lighting. Stainless steel sink with mixer tap. Integrated Prestige double oven and grill. Space and plumbing for a dishwasher. Integrated Hoover washing machine. Space for an American style fridge freezer. The plinth has lighting and electric heating. The breakfast bar has a range of units to both sides with countertop lighting and an inset Neff four ring induction hob. Modern vertical radiator. Tile style flooring, Ceiling light with adjustable spotlights.

Living Room 19.98ft (6.09m) x 12.82ft (3.91m)

Double glazed windows to the side aspect. Inset multi fuel burner. Vertical modern radiator. Tv point. Folding doors to the playroom. Door to the dining room. Two Ceiling Lights.





Dining Room 12.07ft (3.68m) Maximum x 10.82ft (3.30m) Maximum

Double glazed window to the side aspect. Vertical radiator. Oak unit with contemporary sink bowl, mixer tap and built-in water purifier. Ceiling light.

Shower Room 10.23ft (3.12m) x 3.08ft (0.94m)

Double glazed part opaque windows to the side aspect. Vanity wash hand basin with mixer tap and low level WC, Shower cubicle with mains fed spa shower, fixed raindrop shower head. Panelled splashbacks. Extractor fan. Spotlights and adjustable ceiling light. Vertical radiator.

Playroom 24.08ft (7.34m) x 24.47ft (7.46m)

A fantastic versatile room currently used as an entertainment space with two sets of bifold doors to the rear garden. Underfloor heating with wood style flooring. Double glazed stable door to the side aspect. Four Ceiling lights. Stairs to the first floor snug with access to Master Bedroom. Two tv points and ethernet points. Access to garage.

There is potential for the playroom to be subdivided to two smaller rooms, which could either become additional reception rooms or bedrooms. All the sockets and heating controls were designed with that possibility in mind.

Bedroom Three 11.97ft (3.65m) x 9.81ft (2.99m)

Double glazed window to the side aspect. Fitted mirrored wardrobes. Radiator. Ceiling light. Benefiting the property as a ground floor bedroom.

Snug 18.47ft (5.63m) x 11.81ft (3.60m)

A unique room with a vaulted ceiling. Two Velux windows to the side with full height folding patio doors with Juliet balcony with stunning views to Bredon Hill. Ceiling light, Modern radiator. Folding doors to the master bedroom.

Master Bedroom 20.73ft (6.32m) Maximum x 18.47ft (5.63m) Minimum

Double glazed half-moon window to the side aspect. Velux window to opposite side aspect. Door to the Jack & Jill family bathroom. Tv point and ethernet point. Two modern radiators. Ceiling light. Dimensions and ceiling height vary as room isn't square and has a vaulted ceiling.

Family Bathroom 10.73ft (3.27m) x 9.64ft (2.94m) Maximum

Jack and Jill. Two Velux windows to the side aspect. Pedestal wash hand basin and low level WC. Extra wide curved bath with glass shower screen and electric shower. Tiled splashbacks. Contemporary towel rail with additional radiator. Tile style flooring. Storage cupboard with shelving. Under eaves storage to both sides. Door to the landing

First Floor Landing

Door to the Jack & Jill family bathroom, bedroom two and bedroom four. Velux window to side aspect.

Bedroom Two 16.30ft (4.97m) Maximum x 11.74ft (3.58m) Maximum

Double glazed window to the front aspect. Velux window to the side aspect. Storage cupboard. Under eaves storage with light. Radiator. Tv point, Ceiling light.

Bedroom Four/Study 12.23ft (3.73m) Maximum x 5.41ft (1.65m) Maximum

Velux window to the side aspect. Wood style flooring. Radiator. Tv point. Limited ceiling height.



Single Garage 18.66ft (5.69m) Maximum x 11.25ft (3.43m) Maximum

Electric up and over door. Power and lighting. Solar 3C control panel. Electric consumer units. Navien oil fired boiler. Storage cupboard with stainless steel sink with hot and cold water supply. Tile effect waterproof flooring.

Front Driveway

Resin driveway leading to gated section before single garage, it also leads around the property to the right side with access to main door and side gate into rear garden. Ample parking available. Neat hedge borders.

Rear Garden

A private Easterly facing rear garden with a patio outside the playroom running the breadth of the property with pathways to either side. An area Laid to lawn with raised flower borders and slate borders. Raised decorative patio seating area with a mix of slate and stone flooring providing an ideal dining area situated to the rear of the garden. Paved outdoor dining area. Raised deck and slate beds, gazebo, and patio seating areas. Raised play area laid to bark. Door to the garage. Power sockets located around the garden and outside lighting. Concealed oil tank. Wood Storage Shed, Ideal for wood coal storage for multi fuel burner.

Outbuildings and Solar Panel Information

Storage Shed 14' 5" x 7' 7" (4.39m x 2.31m)

Composite storage shed located to the rear of the garage.

Garden Room 14' 4" x 8' 11" (4.37m x 2.72m)

Insulated. Power and lighting. Outside power socket. Two windows to the side aspect.

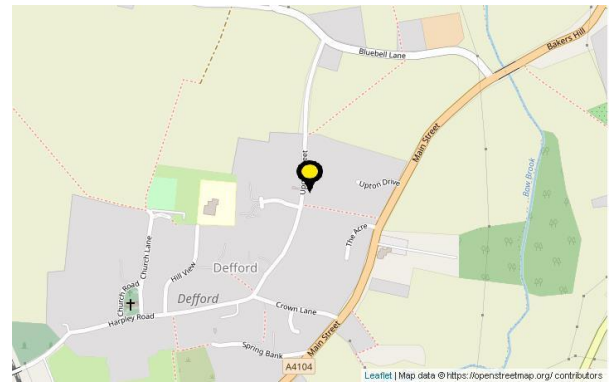
Solar Panels

Privately owned 18 panel solar PV system. 3.51kw providing electricity to the property. Additional two panel solar Thermal system providing hot water topped up by Solar iBoost. The income generated from the Feed-in-tariff payments from the solar panels which are income-generating at the highest rate until 2036.



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

We have been advised that mains services are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers 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 formally 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 "D"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is C (79).



Total area: approx. 284.4 sq. metres (3061.0 sq. feet)
DISCLAIMER: Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



Upton Office
01684 593125
9 High Street, WR8 0HJ

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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.
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