

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



BEAUTIFULLY PRESENTED AND EXTENDED THREE BED DETACHED CHARACTER COTTAGE SITUATED IN A SOUGHT AFTER AND DESIRABLE VILLAGE LOCATION. THE OLD CIDER HOUSE HAS BEEN LOVINGLY AND TASTEFULLY UPDATED THROUGHOUT TO PROVIDE THE OLD WITH THE NEW FOR THE GROWING FAMILY. THE BRIGHT MODERN FITTED KITCHEN/DINER HAS INTEGRAL APPLIANCES, A LARGE PANTRY AND DOOR TO THE GARDEN. THE CHARACTERFUL LOUNGE OFFERS EXPOSED BEAMS AND A FEATURE BRICK FIREPLACE WITH A LOG BURNER. THE MASTER BEDROOM WITH BUILT IN WARDROBES HAS VIEWS TO BREDON HILL. A MODERN FITTED FAMILY BATHROOM WITH A SEPARATE SHOWER. BEAUTIFUL PRIVATE COTTAGE LANDSCAPED REAR GARDEN WITH PATIO AREAS AND GARDEN SHEDS. FURTHER BENEFITS INCLUDE OFF ROAD PARKING FOR TWO CARS, HARDWOOD DOUBLE GLAZING, A CLOAKROOM, OIL CENTRAL HEATING WITH A NEWLY FITTED BOILER AND OAK DOORS THROUGHOUT. EPC D.

## The Old Cider House - Offers in the region of £449,950

Upper Street, Defford, Worcestershire, WR8 9BG

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# The Old Cider House

## Location & Description

Situated in the sought after village of Defford which benefits from a local farm shop, a Church, primary 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 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 mainline railway stations at Pershore, Evesham and Worcester with connections to London Paddington for the commuter.

## Property Description

This beautifully presented character detached cottage has been tastefully updated throughout to provide the old with the new for the growing family. The new modern fitted kitchen/diner is a spacious and bright room with plenty of room to entertain alongside culinary skills and benefits from integral appliances, double doors to the pantry and a door to the rear garden. The characterful lounge offers exposed beams and a feature brick fireplace with a log burner for those cosy days. On the first floor the master bedroom has views towards Bredon Hill and the added bonus of built in storage wardrobes. Bedroom two is also a spacious room with two double built in wardrobes. Bedroom three is a good sized single with exposed beams and all are serviced by the modern fitted family bathroom with a separate shower.

Outside is a particular feature of this property with a private cottage landscaped garden filled with an abundance of plants and shrubs. There are a paved patio areas for entertaining with friends and family and a garden sheds providing plenty of storage.

Further benefits include hardwood double glazing, oil central heating with a newly fitted boiler, a cloakroom, Oak fitted doors throughout and off road parking for two cars.

## Entrance Hallway

Composite obscure double glazed door to the side aspect, ceiling light, radiator, power points, stairs to the first floor, electric fuse box, tiled flooring, door to the under stairs storage cupboard, door to the kitchen/diner and lounge, door to:

## Cloakroom

Hardwood obscure double glazed window to the side aspect, fitted with a white low level WC, feature bowl wash hand basin with a mixer tap over and storage drawers under, part panelled walls, tiled flooring.







#### **Kitchen/Dining Room 4.85m (15ft 8in) x 4.65m (15ft)**

Hardwood double glazed window to the rear aspect, Hardwood double glazed door to the rear garden, hardwood double glazed window to the side aspect, modern fitted white high gloss kitchen with wall and base units and work surface over, part tiled splash backs, sink and drainer with mixer tap over, integral waist high, Whirlpool double oven, ceramic hob with extractor fan over, integral dishwasher and washing machine, power points, ceiling lights x two, wall hung upright radiator, tiled flooring, double doors to the pantry housing power points, work surface, shelving, space for a tumble dryer and upright fridge/freezer.

#### **Lounge 5.58m (18ft) x 5.19m (16ft 9in)**

Set over two levels with exposed beams, power points, radiators x two, Hardwood double glazed window to the side aspect, steps down, feature brick fireplace with a log burner, Hardwood double glazed windows x two to the front aspect, ceiling light, wall light, TV point.

#### **First Floor**

##### **Landing**

Hardwood obscure double glazed window to the side aspect, Hardwood double glazed window to the side aspect, ceiling lights x two, power points, door to the storage cupboard, door to the airing cupboard housing a wooden shelf, exposed beams, doors to:

#### **Master Bedroom 4.88m (15ft 9in) x 4.44m (14ft 4in)**

Hardwood double glazed window to the rear aspect with views to Bredon Hill, ceiling light, radiator, built in wardrobe and shelving, power points.

#### **Bedroom Two 5.66m (18ft 3in) x 3.02m (9ft 9in)**

Steps down, Hardwood double glazed window to the front aspect, radiator, power points, ceiling light, built in double wardrobes x two.

#### **Bedroom Three 2.73m (8ft 10in) x 2.58m (8ft 4in)**

Hardwood double glazed window to the side aspect, exposed wall and ceiling beams, power points, ceiling light, radiator.

##### **Family Bathroom**

Hardwood obscure double glazed window to the side aspect, fitted with a white three piece suite comprising of a low level WC and wash hand basin with tiled splash back and mixer tap over, free standing bath with mixer tap over, corner shower fully tiled with an electric shower and glass sliding door, tiled flooring, radiator, exposed beams, ceiling light.

#### **Outside**

##### **Front Garden**

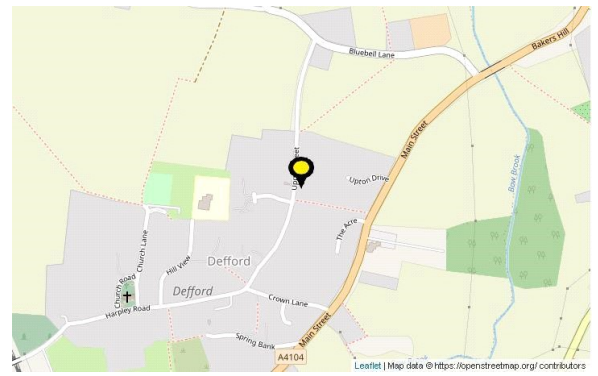
Gravel driveway with parking for two cars, border with plants and shrubs, canopy porch, wooden gated access to:

##### **Rear Garden**

Paved patio area, step to the lawned area with a feature pergola, borders plants and shrubs, two small trees, paved patio area to the rear aspect, wooden fence panels surround, oil boiler to the side aspect and bin storage area.

## Directions

From the John Goodwin office in the High Street proceed into Church Street and take the second exit at the roundabout over the River Bridge. Continue along this road and at the next 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 electric and water 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 "E"

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 D.

GROUND FLOOR  
649 sq.ft. (60.3 sq.m.) approx.



1ST FLOOR  
650 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA: 1299 sq.ft. (120.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**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 leasees 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.

