



Allan Morris
estate agents

**Larks Hill, Harpley Road, Defford,
Worcestershire, WR8 9BL**

 **MAYFAIR**
OFFICE GROUP

Harpley Road, Defford, WR8 9BL

An extended light and airy five bedroom detached house situated towards the centre of the village of Defford, a popular village with a highly regarded First School, sat between Pershore, Worcester and Upton upon Severn. The house sits on a good sized plot with long private rear gardens and views to the rear over countryside to the Cotswold escarpment. The versatile accommodation comprises; entrance hall, cloakroom, sitting room with working fire, separate dining room, study, 23' breakfast kitchen, utility, main bedroom with en-suite, four further bedrooms, family bathroom. Further benefits include; central heating, double glazing, integral garage and driveway, long private rear garden backing onto fields, additional paved space to side. Viewing a must to appreciate the size and versatility of home and gardens.



LOCATION

The property sits in the South Worcestershire village of Defford. Although it is located in the middle of the village, close to St Jame's Church, its' garden backs on to open countryside and from the rear there are views of Bredon Hill and the Cotswolds. The village has a highly regarded First School close by, a busy Village Hall, available for a wide range of activities, The Defford Arms a thriving village pub with carvery, The Oak Inn and the excellent Revill's Farm Shop is just a mile away. The village sits in an excellent network of footpaths and bridleways to explore the local countryside. The village is bypassed by the A4104, meaning the village itself is quieter, but still retains excellent transport links, sitting 3 miles from Pershore and 5 miles from Upton upon Severn. Worcester is 10 miles away and Cheltenham 16 miles. The M5 and M50 are both 7 miles away, and the recently opened Worcester Parkway 6 miles away offers direct trains to Paddington and has a large parking capacity.

CANOPY PORCH

Courtesy light, double glazed door with matching windows to both sides leading to:

ENTRANCE HALL

Two ceiling light points, smoke alarm, coving, radiator, stairs to first floor with understairs storage cupboard, 'Amtico' wood plank effect flooring.

CLOAKROOM

Side aspect obscure glass double glazed window, ceiling light point, coving, pedestal wash hand basin with tiled splash back, WC, continued 'Amtico' wood plank effect flooring.

SITTING ROOM 19'6" x 12'11" (5.96m x 3.96m)

Rear aspect double glazed window overlooking the garden, two ceiling light points, coving, feature open fireplace with stone surround, Cast Iron grate and copper canopy, two radiators, continued 'Amtico' wood plank effect flooring.

DINING ROOM 11'2" x 10'4" (3.42m x 3.16m)

Front aspect double glazed window, ceiling light point, coving, radiator.

EXTENDED BREAKFAST KITCHEN 23'3" x 10'2" narrowing to 9'10" (7.10m x 3.11m narrowing to 3.01m)

KITCHEN AREA 11'8" x 10'2" (3.58m x 3.11m)

Two ceiling light points, smoke alarm, fitted kitchen comprising: range of floor and wall mounted wooden units under a stone effect work surface with tiled surround, one and a half bowl sink unit, space for cooker, space and plumbing for dishwasher, serving hatch to dining room, tiled floor, wide open arch to:

BREAKFAST AREA 10'2" x 9'9" (3.12m x 2.99m)

Rear aspect double glazed sliding doors to rear garden patio with space for table and chairs and al fresco dining, ceiling light point, radiator, continued tiled flooring.

REAR PASSAGE 8'7" x 5'1" (2.64m x 1.57m)

Ceiling light point, smoke alarm, double glazed door to rear garden, opening to garage, door to:

UTILITY 8'7" x 6'9" (2.64m x 2.07m)

Ceiling light point, part tiled walls, stainless steel sink unit with storage below, space and plumbing for washing machine, space for tumble dryer, floor mounted Worcester oil fired boiler, door to:

STUDY/HOME OFFICE 10'2" x 8'9" (3.12m x 2.68m)

Rear aspect double glazed window overlooking the garden, ceiling light point, radiator. AGENTS NOTE - There is potential with the positioning of the study and the utility to create an independently accessed annex for a dependant family member or as an air B&B.

LANDING

Large side aspect double glazed window on half landing, three ceiling light points, access to roof space, built in airing cupboard with hot water cylinder and slatted shelving.

BEDROOM ONE 13'10" x 13'1" (4.22m x 4.00m)

Rear aspect double glazed window with far reaching views over the gardens to the Cotswolds, ceiling light point, built in wardrobe with hanging rail and shelving, radiator, wood plank flooring, door to:

EN-SUITE

Rear aspect obscure glass double glazed window, ceiling light point, white suite comprising: fully tiled shower cubicle with Mira sport shower, pedestal wash hand basin, WC, radiator, tiled floor.

BEDROOM TWO 11'3" x 10'3" (3.44m x 3.14m)

Front aspect double glazed window, ceiling light point, radiator, wood laminate flooring.

BEDROOM THREE 14'4" x 8'8" (4.39m x 2.66m)

Rear aspect double glazed window, with view over the rear garden, ceiling light point, built in double wardrobe with hanging rail and shelving, ceiling light point, radiator, wash hand basin with storage below, wood laminate flooring.

BEDROOM FOUR 11'3" x 8'6" (3.44m x 2.60m)

Front aspect double glazed window, ceiling light point, radiator, built in double wardrobe with hanging rail and shelving, wood laminate flooring.

BEDROOM FIVE 12'11" x 8'2" (3.94m x 2.50m)

Front aspect double glazed window, ceiling light point, radiator, wood laminate flooring.

BATHROOM 8'10" x 7'8" (2.71m x 2.36m)

Recess ceiling downlighters, extractor, white suite comprising: panel bath with Mira sport shower over, pedestal wash basin with wall light over, WC, part tiled walls, radiator.

FRONT GARDEN

Mostly laid to lawn with mature flower and shrub beds to the side, sat behind a tall mature Laurel hedge giving a high degree of privacy from the road. A stone chip drive provides parking for three to four cars and leads to the front door, garage and side access.

REAR GARDEN

Mature long private rear garden mostly laid to lawn with a wide range of flower and shrub beds to the side. An initial patio provides plenty of space for outside entertaining and al fresco dining an a further wide pave area to the side. Within the garden are a number of mature fruit and specimen trees. To the rear is a productive vegetable bed and composting area.

GARAGE 11'3" x 8'6" (3.44m x 2.60m)

Front aspect doors, power and light, NB: currently used as storage.

DIRECTIONS

Leave Upton upon Severn on the A4104. Continue to the roundabout on the A38 and head straight over and continue on the A4104 in the direction of Pershore. After around 5 miles take the turning on the left onto the Harpley Road signposted Village Hall. Continue past the village hall on the right, and then past St James Church on the left, where the property can then be found on the right hand side as indicated by the Allan Morris 'For Sale' board.

ADDITIONAL INFORMATION

TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

SERVICES: Central heating is oil fired, Mains drainage, mains water and electricity are connected.

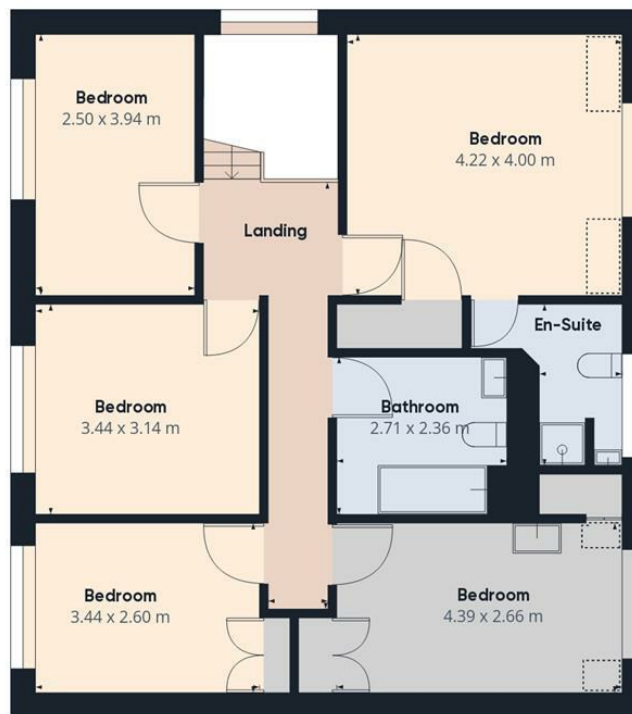
Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Wychavon District Council (01386 565000) ; at the time of marketing the Council Tax Band is: E

ENERGY PERFORMANCE RATINGS: current: D61 potential: C74

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700

ASKING PRICE - offers over £595,000



Approximate total area⁽¹⁾

182.27 m²

Reduced headroom

1.73 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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