



LANGDALE

Upper Street, Defford, WR8 9BG

**SHELDON  
BOSLEY  
KNIGHT** LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

A detached bungalow offering spacious, versatile and well presented accommodation with a large easily maintained mature landscaped garden, off road parking and a double Garage, situated in the heart of this popular village in an elevated position with superb views to Bredon Hill.

The accommodation in brief comprises:

Reception Hall  
Lounge  
Conservatory  
Kitchen Diner  
Three Bedrooms - main bedroom with a Ensuite  
Shower Room  
Family Bathroom

The property outside has a predominately lawned frontage with large trees to create a sense of privacy, alongside a garage, driveway for up to 4 cars and as you approach the property you are greeted with a raised stoned and shrubbed area that is easily maintained.

The rear garden is bursting with character created picture perfect with a beautiful cottage style feel. As you step out into the garden, you will be greeted with a patioed seating area, that leads onto a charming stoned pathway with a pergola that leads to many focal points within the garden, including raised vegetable beds, a green house, lots of trees, plants, and shrubs that have been strategically placed to create such a bright and whimsical feel.

Services: Mains water, drainage and electricity are connected to the property. Oil fired central heating and double glazing is installed.







## Key Features

- Detached Bungalow
- Three Bedroom's - Main with Dressing area and En-Suite
- L Shaped Lounge leading to Conservatory
- Log Burner
- Kitchen Diner
- Double Garage
- Driveway for up to 4 Cars
- Beautiful Charming Rear Garden
- Private Frontage
- VIEWING HIGHLY ADVISED

**Offers Over  
£475,000**



## Defford

This village offers a peaceful setting while being conveniently located between the historic market towns of Pershore and Upton-upon-Severn. Defford benefits from a friendly community atmosphere and local amenities including a primary school, village hall, and a well-regarded pub. For more extensive shopping, dining, and leisure options, the nearby town of Pershore (approximately 4 miles away) offers a wide range of facilities along with a railway station. There is easy access to the M5 motorway (approximately 8.6 miles away) and major regional centres including Worcester, Cheltenham, and Gloucester. The surrounding area is known for its scenic beauty, with numerous walking and cycling routes, and close proximity to the Malvern Hills Area













# Floorplan

## Ground Floor

Approx. 149.5 sq. metres (1608.7 sq. feet)



Total area: approx. 149.5 sq. metres (1608.7 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.  
Plan produced using PlanUp.



EPC Rating - D

Tenure - Freehold

Council Tax Band - E

Local Authority  
Wychavon CC

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



# Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

## To book a free no obligation market appraisal of your property contact your local office.

[sheldonbosleyknight.co.uk](http://sheldonbosleyknight.co.uk)



SALES

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