



Bredon View

Harpley Road, Defford WR8 9BL

Andrew Grant



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 **4 Bedrooms**  **1 Reception**  **2 Bathrooms**

Freehold / 1,411 sq. ft.

KEY FEATURES:

- Deceptively spacious family home
- Sought-after village location
- Modernised and extended
- Large kitchen dining living room
- Utility room
- Ground floor en-suite bedroom
- Four double bedrooms
- Extensive garden
- Driveway parking
- Garage

An extended family home that has been transformed to feature a fantastic open-plan kitchen dining living room, situated within the ever-popular village of Defford.

This modernised and extended property offers surprising spaciousness inside, boasting a thoughtful layout that maximises its interior. There is a welcoming environment to this family home, where the open plan kitchen, dining and living area form the heart of the home, ideal for both everyday living and entertaining guests. With three bedrooms upstairs and an additional bedroom downstairs, this property offers versatility to suit various lifestyle needs.

The home is filled with convenience, with a downstairs shower room, utility room and garage providing ample space for storage. Outside, a sizeable garden offers ample outdoor space, complemented by off road parking at the front of the property for added ease. With its attractive interior and potential, this property presents a compelling opportunity to purchase a wonderful family abode in the delightful village of Defford.



Description

Bredon View has a wonderful elevated position, approached via a driveway leading to a garage. Flanking the driveway, a landscaped, low-maintenance garden unfolds, tiered and laid to gravel for effortless upkeep. Ascending steps from the driveway, you reach the entrance of the property, while a pathway, bordered by railings, provides another route to the entrance. Conveniently, a gate on the side offers access to the rear garden.

As you enter through the front door, you are greeted by the welcoming hallway, a central hub connecting the various areas of the home. To your left, a staircase leads upstairs, while on the right, a door opens to reveal a convenient downstairs bedroom with its own ensuite. At the end of the hallway, another door seamlessly transitions you into the open-plan kitchen diner area, perfect for both everyday life and gatherings. Designed for practicality, the hallway ensures access to every part of the property while offering ample space for storing coats and shoes, keeping the rest of the property tidy and organised.

At the heart of the home is a sprawling open-plan kitchen/diner/reception area that embodies spacious modern living. This expansive space has been thoughtfully crafted, blending minimalist design with inviting warmth, style and comfort. The kitchen area boasts sleek wooden countertops, offering plenty of room for culinary endeavours, while its seamless integration with the dining area and living room enhances its functionality as a social hub. Neutral tones create a soothing and airy atmosphere, ready to be personalised with your unique touch, or embrace as is for immediate enjoyment. Equipped with ample built-in cupboard space, a breakfast bar and a convenient oven, the kitchen also features a door leading outside, providing easy access to both the front parking area and rear garden.

Adjacent to the kitchen, the dining area exudes cosiness without sacrificing space, fostering a seamless connection with the rest of the living space. The breakfast bar along the kitchen worktop further optimises this area for eating and socialising, making it ideal for family gatherings and entertaining guests. Completing this inviting open space is the living room area, where a cosy wood-burner and garden views create a serene ambiance. Flooded with natural light, this surprisingly large space is perfect for continuing the trend of family bonding and social gatherings. With doors also opening out to the garden it provides the downstairs living area with a bright and airy atmosphere. A door accesses the utility room to the right and there is convenient storage along with additional access points to the rear of the property.



The utility room is a practical addition to the property. This room offers ample cupboard space and dedicated room for both a washing machine and tumble dryer. Its thoughtful design includes a porcelain sink seamlessly integrated into the wooden countertop, maintaining the sleek aesthetic that characterises the rest of the home.

The downstairs of the property features a generously sized double bedroom benefiting from its own ensuite bathroom. Bathed in natural light streaming through three large windows, this room offers picturesque views of the neighbourhood, creating a charming ambiance. Its secluded location away from the other bedrooms, yet near the living areas, makes it a perfect retreat for relaxation.

This stylish ensuite boasts a walk-in shower featuring both a waterfall shower head and a handheld shower attachment. The space-efficient design includes a WC and washbasin, maximising practicality without compromising on style.







First Floor

Bedroom one is positioned at the end of the landing, with a window facing the front of the property. Currently being used as a room with bunk beds, this room could easily be turned into a cosy double bedroom.

Bedroom two offers ample space and comfort as a well-proportioned double bedroom. Large, windows overlook the garden, infusing the room with natural light and a tranquil ambiance. The generous layout accommodates various furnishings such as wardrobes and cupboards. Whether it is for restful slumber or quiet relaxation, this bedroom provides an inviting retreat.



Adjacent to bedroom one, bedroom three offers a cosy haven ideal for a young child. Despite its smaller size, it exudes comfort, providing a charming space for rest and play. With ample room for a wardrobe and cupboard space, it ensures convenience.

The upstairs bathroom is ideal for families, offering a blend of functionality and style. Featuring a walk-in shower, bath, WC, washbasin and a convenient heated towel rack, it caters to every need. The space is designed with wooden laminate flooring and tiled walls, giving it a contemporary appeal. With its simple, yet sophisticated ambiance, it is the perfect retreat for everyday use, providing comfort and suitability for all.

Adjacent to the bathroom, an airing cupboard offers additional storage for the first floor, maximising the use of available space, ensuring organisation throughout the home.



Garden

The property includes a sizeable landscaped garden, with fencing and shrubbery to provide privacy from neighbours. Complete with a shed and a gravelled play area, the garden supplies a safe and enjoyable space for children to play, all secured by fencing at the rear of the property. Ideal for summer gatherings, the garden also features a patio area, perfect for hosting outdoor events or simply relaxing in the sunshine.

The property also features a garage situated at the front, offering additional storage space for vehicles or other belongings.

Services

To be confirmed.

Council tax band - C.

Situation

Defford is a charming village nestled in the heart of south Worcestershire, enjoying a prime location with convenient access to major transport links, making it an ideal choice for commuters. Its idyllic surroundings boast an intricate network of footpaths, perfect for leisurely strolls and immersing oneself in the scenic beauty that encompasses nearby gems like Eckington, Birlingham and the majestic Bredon Hill. The village thrives on its strong sense of community, sustained by the vibrant activities hosted at the bustling village hall, catering to a diverse range of interests. Additionally, the village boasts several exceptional farm shops, offering a delightful array of locally sourced produce to indulge in.

A mere 3 miles away lies the bustling market town of Pershore, while Worcester City is just 8 miles distant, each offering a rich tapestry of amenities, from quaint shops and inviting pubs to restaurants, reputable schools and supermarkets. For those venturing beyond Worcestershire's borders, Pershore Railway Station stands ready with direct trains to London Paddington, while the Worcestershire Parkway Railway Station, conveniently nearby, opens up connections to bustling city centres like Bristol and Birmingham.

Navigating the region is a breeze with easy access to the M5 and M50 motorways, which seamlessly connect to key destinations such as Birmingham, Cheltenham and Wales.





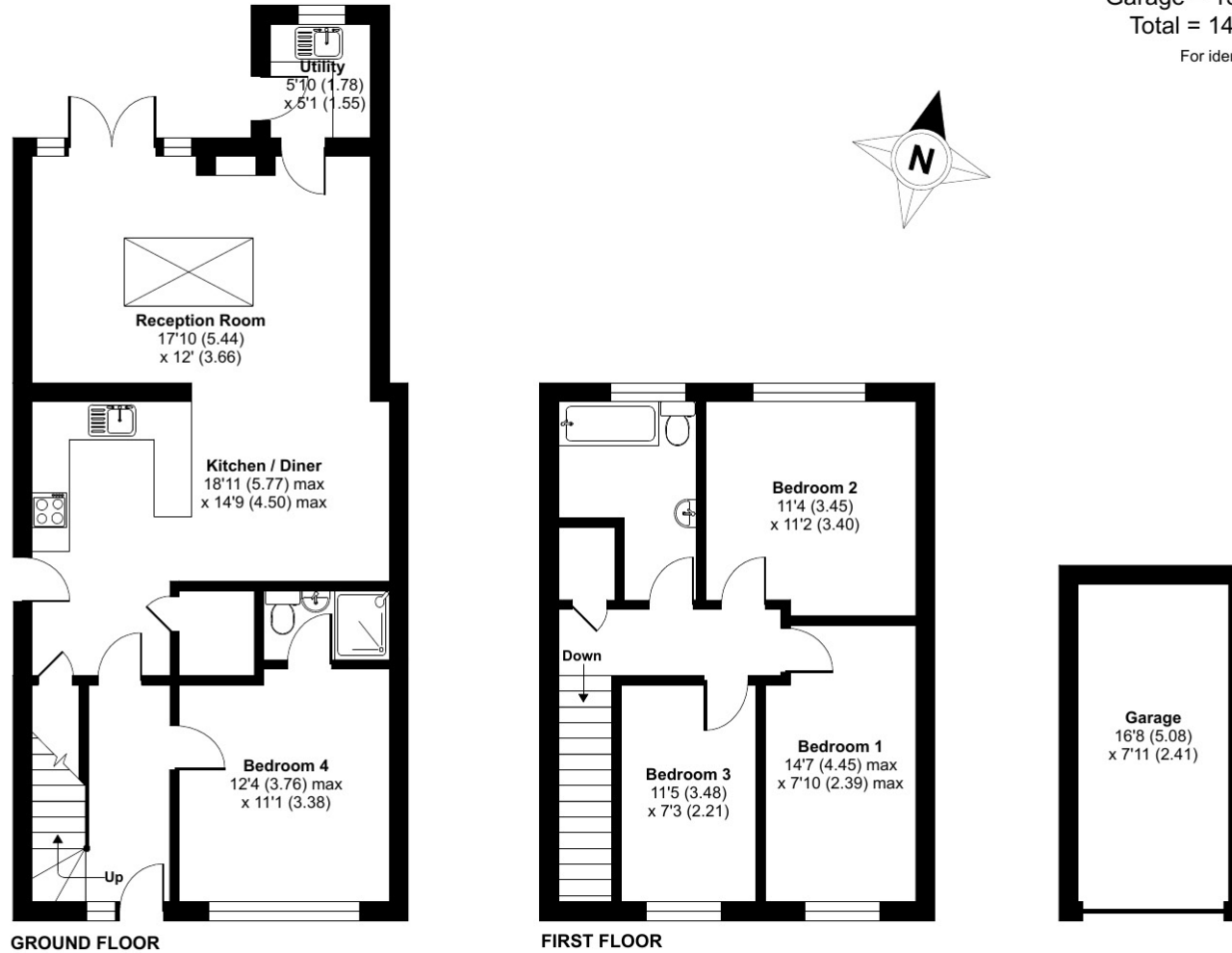
Bredon View, Harpley Road, Defford, Worcester, WR8

Approximate Area = 1277 sq ft / 118.6 sq m

Garage = 134 sq ft / 12.4 sq m

Total = 1411 sq ft / 131 sq m

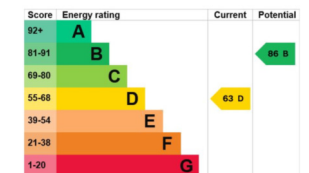
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