



Andrew Grant
PRESTIGE & COUNTRY

Ashwood House

Defford, WR8 9BJ



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4 Bedrooms 3 Bathrooms 4 Reception Rooms

“An impeccable family home situated within a delightful rural setting.”

Scott Richardson Brown CEO

- A charming home surrounded by scenic countryside, offering peace, privacy and a relaxed rural lifestyle.
- Situated in a well-regarded village with local amenities, friendly community feel and excellent transport links.
- Spacious and versatile, all four bedrooms comfortably accommodate double beds and furniture.
- Two bedrooms benefit from modern ensuite shower rooms, offering added comfort.
- Extensive and private gardens with established planting, lawn and seating areas perfect for outdoor dining, gardening or relaxation.
- Generous driveway and double garage provide off-road parking for three vehicles.



2230 sq ft (207.1 sq m)



The living room

The light and airy living room is situated on the left-hand side of the property and features dual aspect windows to the front and rear alongside French doors accessing the rear garden. There is an impressive brick inglenook fireplace with a wood burner at the focal point of this room and wooden beams along the ceiling add charm to the room.





The snug

From the living room double doors grant access to a cosy snug, which is semi-open plan to the dining room via folding doors that open up nicely to create a large entertaining space if required. This room can also be accessed from the hallway.



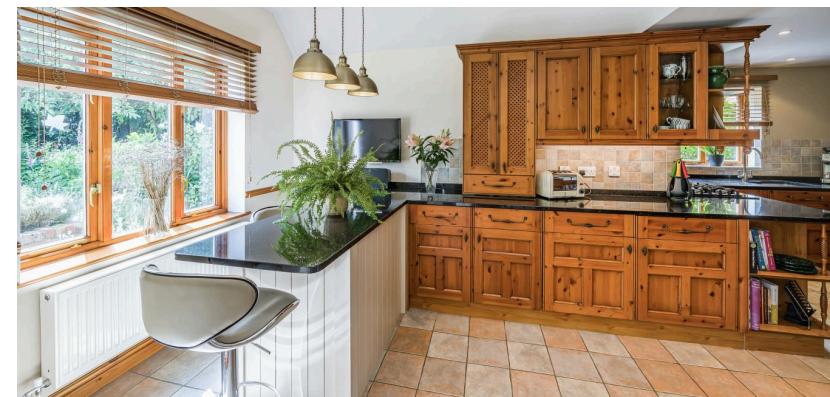
The dining room

The formal dining room is wonderfully light, featuring dual aspect windows and French doors to the rear and side, offering lovely views over the garden and creating a seamless indoor-outdoor flow. Double doors also provide convenient access to the kitchen/breakfast room.



The kitchen/ breakfast room

Situated to the right-hand side of the property is a well equipped kitchen/breakfast room featuring wall and base units, with worktops incorporating a sink and drainer placed in front of the window. The kitchen has ample storage and a useful breakfast bar for casual dining.





The study & cloakroom

There is a study featuring a window to the front. This is an ideal room for working from home and is also conveniently situated adjacent to the contemporary cloakroom, which comprises a low-level WC, a washbasin and an obscure-glazed window to the side.





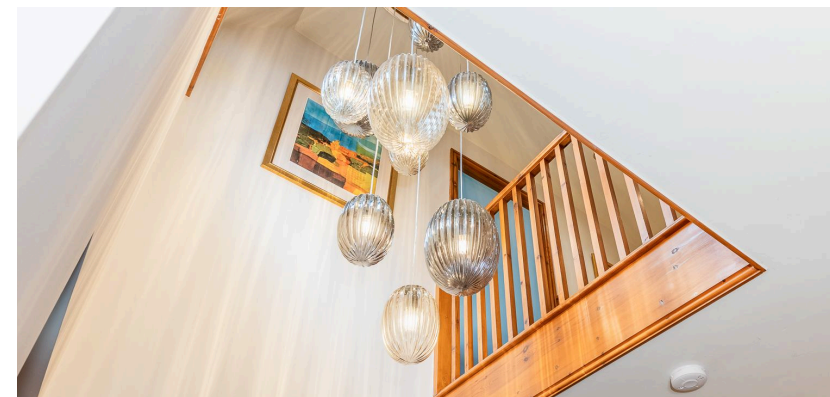
The entrance

As you enter the property, you are greeted by an inviting hall featuring flagstone flooring, a storage cupboard, a curved staircase rising to the galleried landing.



The landing

This spacious landing offers a warm and inviting transition between rooms, enhanced by natural wood finishes and a soft, neutral palette. The open balustrade design allows light to flow throughout, complemented by a striking contemporary pendant light feature that adds elegance and character.





The master bedroom

The master bedroom is situated on the left-hand side of the property and features dual aspect windows to the front and rear. This spacious double bedroom has an en suite shower room comprising a low-level WC, a washbasin and a large walk-in shower. There is also tiling to the walls and an obscure-glazed window to the rear.





Bedroom two

Situated on the opposite side of the property is bedroom two, which again is a good-sized double room with its own en suite shower room. This bedroom includes a fitted wardrobe and windows to the front and rear aspects. The contemporary-styled ensuite comprises a low-level WC, a bowl-style washbasin set upon a vanity unit and a shower cubicle. There is also tiling to the walls, a chrome towel radiator and an obscure-glazed window to the rear.





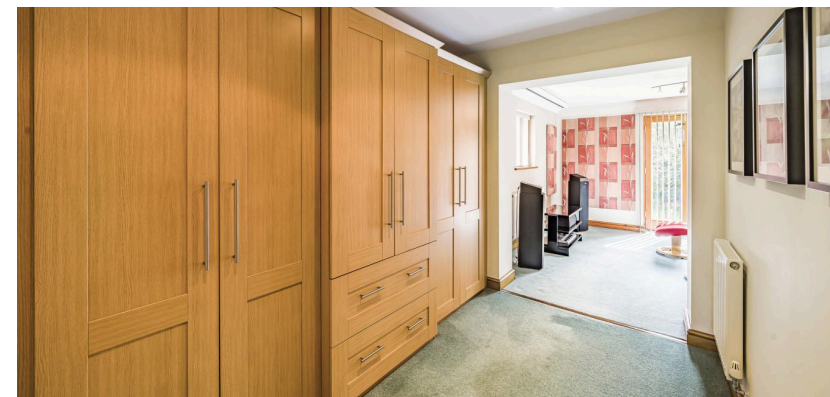
Bedroom three

The third bedroom is situated to the front of the property and is currently used as a workspace. It would make a great bedroom and has ample space for furniture or storage.



Bedroom four

Bedroom four also has a window to the side, a Juliet balcony looking over the garden and a walkthrough dressing room featuring a bank of fitted wardrobes to one wall. It would make a spacious double bedroom or extra living space.





The bathroom

Completing the accommodation is a spacious family bathroom comprising a low-level WC, a washbasin, a bathtub and tiling to the walls.



The garden

The beautifully private and mature rear garden wraps around the property, offering a peaceful and leafy retreat. A patio with pergola provides a perfect spot for alfresco dining and entertaining. Generous lawned areas are bordered by well-established trees, shrubs, and planting, creating year-round interest and seclusion. Multiple seating areas are thoughtfully placed throughout the garden, ideal for relaxing and enjoying the tranquil surroundings.



Location

The property has rural surroundings and is located down a no-through road situated close to the church. Defford is a popular south Worcestershire village situated close to good transport links, making it a highly convenient location for the commuter.

The surrounding countryside is crisscrossed by numerous footpaths perfect for leisurely walks and exploration of the picturesque surroundings, which include Eckington, Birlingham and Bredon Hill.

The village has a strong sense of community assisted by the busy village hall that offers a multitude of activities to suit most tastes. There are some super farm shops nearby providing a broad selection of local produce to enjoy.

The market town of Pershore is just 3 miles away and Worcester City is around 8 miles distant, both providing an excellent array of amenities, including shops, pubs, restaurants, schools and supermarkets.

Pershore Railway Station has direct trains to London Paddington. The Worcestershire Parkway Railway Station is not far away and provides good connections to Bristol and Birmingham. There is easy access to the M5 and M50 motorways, which have excellent routes to Birmingham, Cheltenham and Wales.

Services

The property has mains electricity and water. There is oil-fired central heating. The hob in the kitchen is fuelled by gas.

Council Tax

The Council Tax banding for this property is **Band G**



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Approximate Area = 2230 sq ft / 207.1 sq m

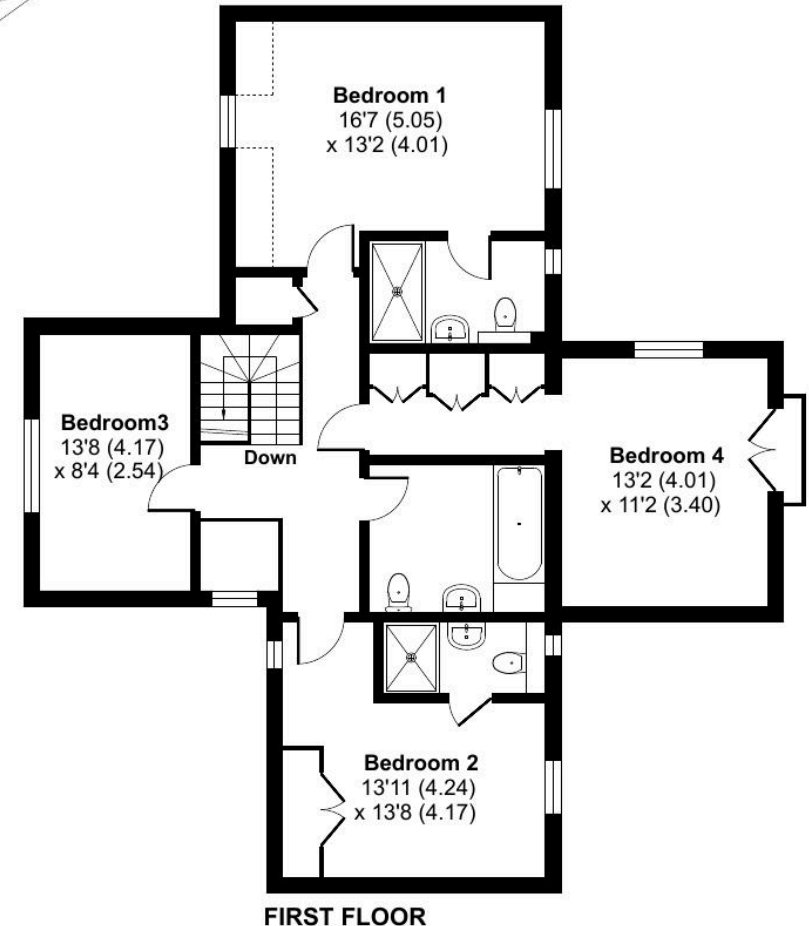
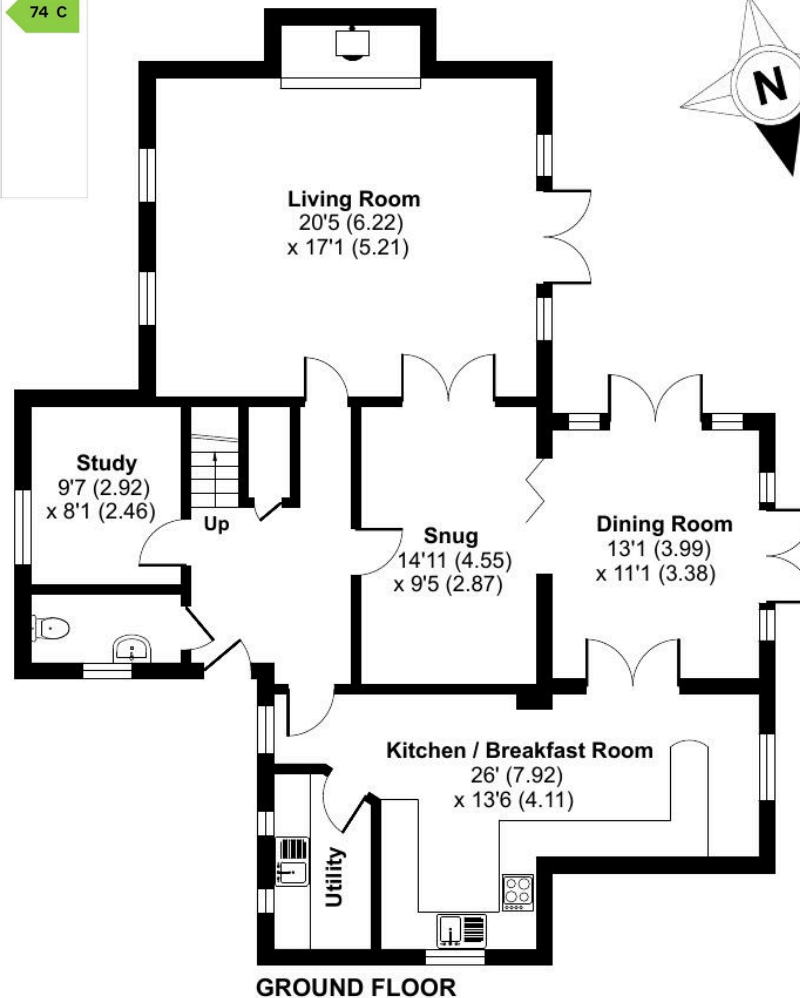
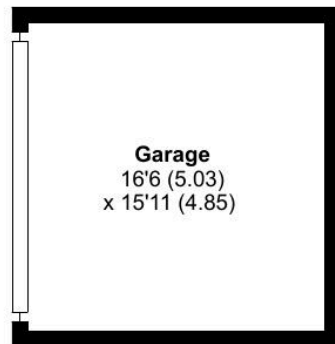
Limited Use Area(s) = 21 sq ft / 1.9 sq m

Garage = 263 sq ft / 24.4 sq m

Total = 2514 sq ft / 233.4 sq m

For identification only - Not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		





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