



Windrush

Inkberrow, WR7 4HQ

Andrew Grant

Windrush

Bredon Close, Inkberrow, WR7 4HQ

3 Bedrooms 2 Bathrooms 2 Reception Rooms

Spacious detached home in a quiet Inkberrow cul-de-sac, with an extensive garden, three double bedrooms and flexible living spaces, ideal for family life or development.

- Generous three bedroom detached home with flexible layout.
- Owned by only one family, offering exciting potential to update or extend.
- Expansive rear garden with patio, pond area, lawn and multiple sheds.
- Driveway and garage provide private off-road parking.
- Sought-after Inkberrow village setting, with local amenities and countryside walks nearby.

Situated at the end of a peaceful cul-de-sac in Inkberrow, Windrush presents an exciting opportunity for buyers seeking space, privacy and potential. This substantial detached home, owned by the same family since construction, offers generous proportions throughout and sits on a large, well-established plot with scope to further improve or extend, subject to planning. Inside, the ground floor features a bright and expansive living room, a separate dining area and a traditional kitchen that could easily be opened out or reconfigured. There is also a large useful utility space and a modernised shower room. Upstairs are three well-sized bedrooms and a contemporary family bathroom. Outside, the rear garden wraps around the house, offering multiple seating areas, lawned spaces and useful outbuildings, including a linked garage with shared structure. There is plenty of scope for families or developers to create something special, presenting a rare chance to secure a home with size and flexibility in one of Worcestershire's most desirable villages.

1362 sq ft (126.5 sq m)





The kitchen

The kitchen overlooks the side of the property and features a run of traditional wall and base units with integrated hob, oven and sink under the window. There's plenty of space to reimagine or extend the kitchen layout, connecting it to the dining area or expanding into the large utility room if desired.



The utility

The large utility room is a standout feature, offering ample space for laundry appliances, extra storage and a second sink area. It also provides access to both the rear garden and the front and connects directly with the kitchen, making it ideal for a busy family life.



The living room

The large living room offers an impressive sense of space, with patio doors to the garden and large windows letting in excellent natural light. The focal point is a traditional fireplace and the layout provides flexibility for multiple seating and additional furniture.





The dining room

Located just off the hallway, the dining room is perfectly positioned to be opened into the kitchen or living space. It currently offers a private dining area but could suit various uses, such as an additional bedroom.



The ground floor shower room

The modernised ground floor shower room is fitted with a large walk-in shower, contemporary white suite and neutral finishes. Conveniently positioned for use by guests or in conjunction with the dining room, if desired as a fourth bedroom.



The primary bedroom

This impressively sized double bedroom sits at the front of the property and benefits from dual-aspect windows, excellent light and a generous footprint for wardrobes and furnishings. There is also direct access to the large family bathroom.



The second and third bedrooms

The second bedroom is another comfortable double room, located at the rear of the property with a window overlooking the garden. It provides ample space for furniture and is positioned close to the family bathroom. A good-sized third bedroom, also with rear aspect views, well suited for a home office, guest room or children's room.





The family bathroom

The family bathroom has been recently updated to a high standard and includes both a full-sized bath and a large walk-in shower. The suite features contemporary tiling, a modern vanity unit with integrated basin, a low-level WC and a heated towel rail. Twin windows provide excellent natural light, and the spacious layout offers a practical and comfortable setting for family use, with access from both the hallway and the primary bedroom.





The garden

The property enjoys a substantial plot, with the garden extending to three sides. A central patio surrounds a pond feature and leads onto lawned areas with established trees, shrubs, and useful sheds. There is great privacy and masses of room to landscape further or explore other uses, subject to permissions.







The driveway and parking

Located at the end of the cul-de-sac, Windrush enjoys private driveway parking in front of the house, along with access to a detached garage. The garage is linked to the neighbour's garage but has its own separate entrance.

Location

Inkberrow is one of Worcestershire's most sought-after villages, offering a blend of traditional charm, community spirit and excellent connectivity. Surrounded by rolling countryside, the village is best known for its scenic setting and for being the inspiration behind BBC Radio 4's 'The Archers'.

Local amenities include a village shop with post office, a highly regarded primary school, and two well-loved pubs — The Old Bull and The Wheatsheaf — both offering food and drink. A regular bus service connects the village to Worcester, Redditch and Alcester, while road links via the A422 and A44 provide easy access to the wider Midlands network.

For families, the local school is within walking distance and falls within catchment for popular secondary schools. Nature lovers and walkers will appreciate the nearby countryside trails and public footpaths.

Inkberrow continues to be a popular choice for those seeking village life without sacrificing access to towns, services and commuting routes.

Services

The property benefits from mains electricity, water and drainage.

Council Tax

The Council Tax for this property is Band E



Windrush, Bredon Close, Inkberrow, Worcester, WR7

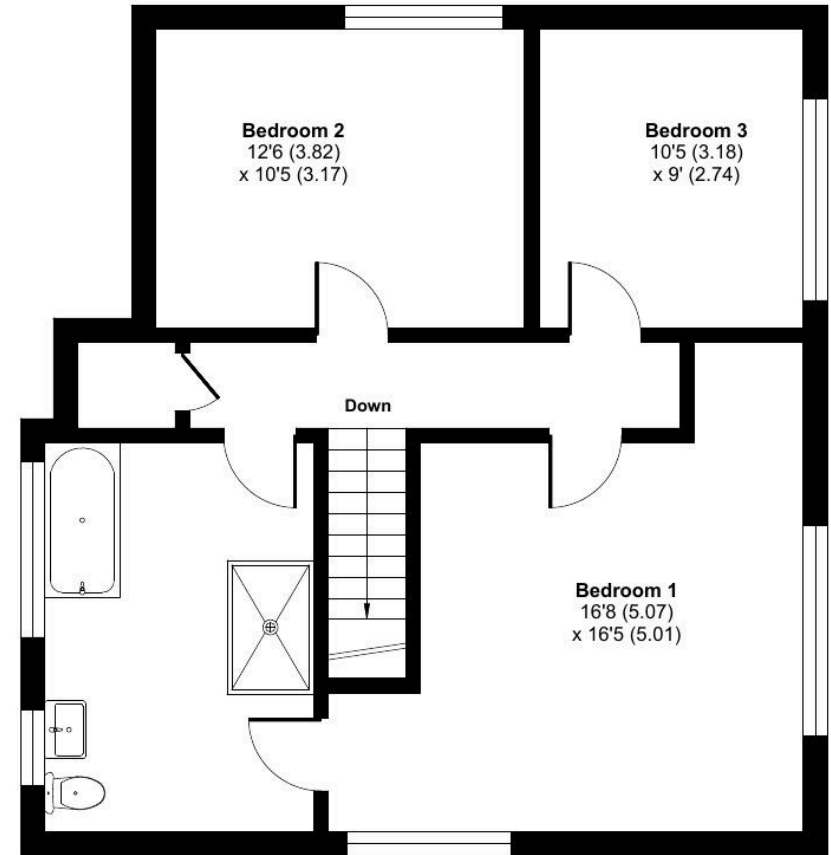
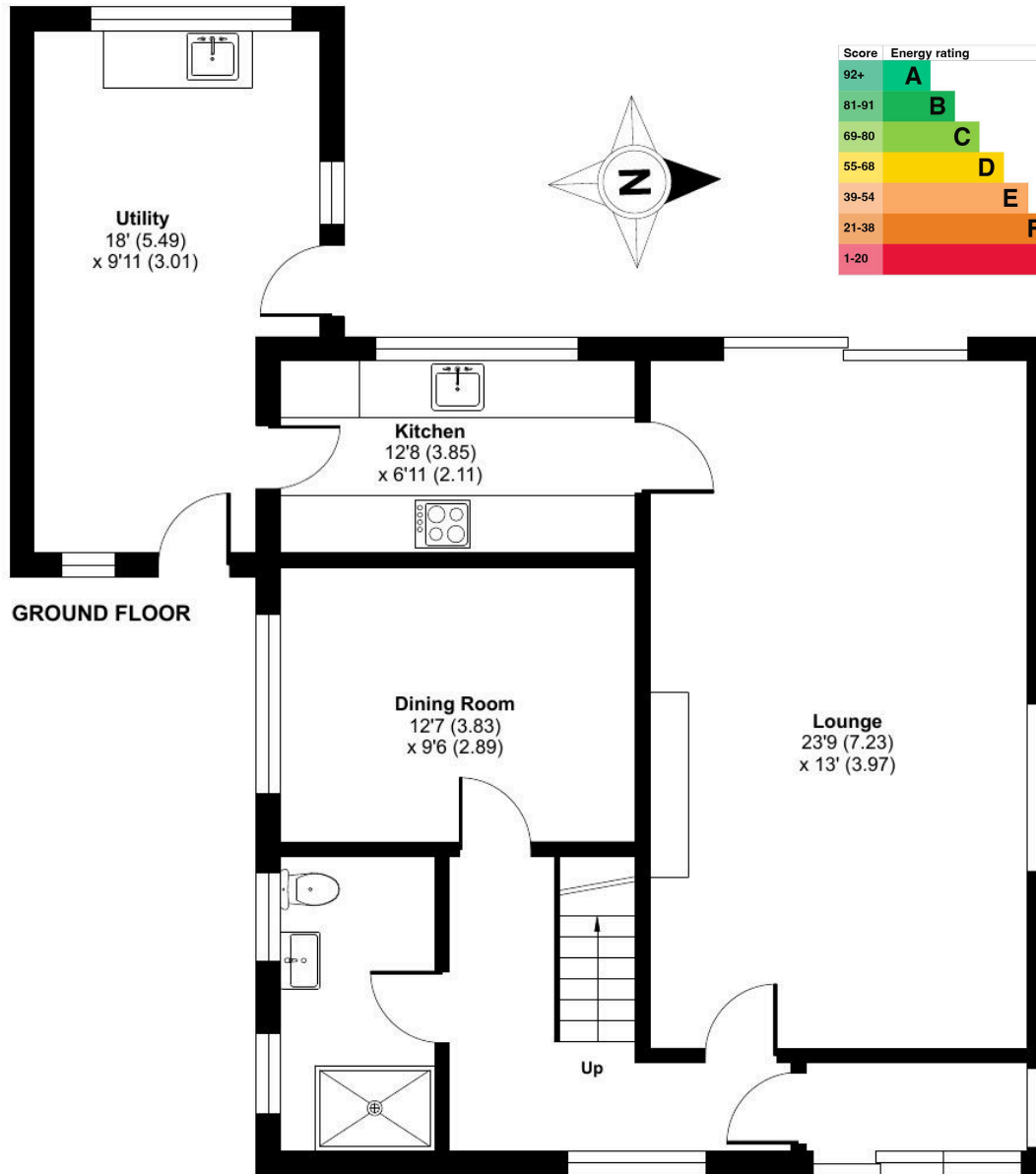
Approximate Area = 1362 sq ft / 126.5 sq m

Outbuilding = 161 sq ft / 14.9 sq m

Total = 1523 sq ft / 141.4 sq m

For identification only - Not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		58 D
39-54	E		
21-38	F	24 F	
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Andrew Grant. REF: 1307140



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