



Andrew Grant
PRESTIGE & COUNTRY

Willow Grove

Grafton Flyford, WR7 4PJ



Willow Grove

Grafton Flyford, Worcester, WR7 4PJ

4 Bedrooms 2 Bathrooms 1 Reception Room 1.5 Acres

“A rare opportunity to acquire a spacious bungalow with two conservatories and carport, set in stunning grounds of over an acre, in a peaceful Worcestershire village....”

Scott Richardson Brown CEO



- Versatile bungalow with four bedrooms, outbuildings and outstanding potential.
- Large principal reception room and two conservatories.
- Attractive country-style kitchen with garden outlook.
- Scope to modernise or extend, subject to planning.
- Beautiful gardens spanning over an acre with stunning countryside views.
- Driveway parking, single garage and double oak-framed carport with office above.
- Located in a sought-after village with easy access to Worcester and excellent transport links.

1817 sq ft (168.8 sq m)



The approach

Willow Grove is approached through a timber gate that opens onto a wide gravelled driveway. The house sits well back from the lane, enjoying excellent privacy with mature hedging and trees on all sides. The driveway sweeps towards the front of the property past an expanse of lawn.





The kitchen

The kitchen is fitted with wooden cabinetry and features a central island, tiled flooring and integrated cooking appliances. It connects directly to the conservatory at the rear, creating an easy flow into the garden and offering a bright and sociable cooking space. There is also access to a walk-in pantry and internal hallway.







The dining conservatory

This hexagonal garden room is open to the kitchen and enjoys garden views on three sides, with doors opening out to a rear terrace. It would make an excellent breakfast area, garden dining room or peaceful retreat, ideal for enjoying the outlook across the rear lawns.





The sitting room

A spacious central reception room, large enough for multiple seating areas and furniture layouts. This room features a brick fireplace and double sliding doors opening into the main conservatory, framing views across the grounds. A further door leads onto another versatile room, ideal as a home office or hobby space.





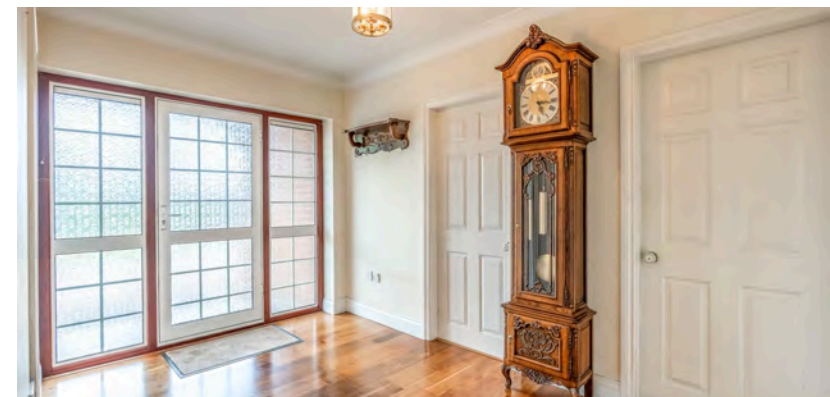
The conservatory

Positioned at the rear of the sitting room, this substantial conservatory offers panoramic views over the lawns and countryside beyond. With direct access outside, it is perfectly placed for relaxing, entertaining or simply appreciating the tranquil surroundings.



The entrance hall

The hallway offers a generous entrance to the home with natural light from the front door and ample room for freestanding furniture. There are multiple doors leading to the main reception spaces and bedrooms, along with a useful cloakroom with a WC and wash basin.





The bedrooms and bathrooms

The home offers four well proportioned bedrooms, with the principal bedroom including an en suite bathroom featuring a bath with shower over, basin, WC and bidet. The remaining bedrooms are served by a separate shower room with an enclosed shower cubicle, wash basin and WC. One bedroom includes access from both the hallway and kitchen, offering potential to use this space as a further reception room.





The grounds

The property is set in expansive gardens and grounds of one and a half acres. The front garden is laid to lawn with well-established shrubs and trees. To the rear, the garden opens into an extensive lawned area bordered by mature trees and hedging, offering total privacy and a wonderful outlook onto paddocks and countryside.



A paved terrace wraps around the back of the property and leads directly off both conservatories, creating ideal spots for al fresco dining or outdoor relaxation. A wooden gazebo is positioned in the far corner, offering shelter and a lovely focal point within the garden. There is also a large wooden shed/machine store for storage or hobby use.





The driveway and parking

A wide gravel driveway sweeps in from the lane, offering ample parking for multiple vehicles and turning space. There is a large single garage attached to the house, along with a beautiful oak-framed double carport with an external staircase leading to a room above, ideal as a home office, hobby space or further storage.



Location

Willow Grove is situated in the attractive village of Grafton Flyford, a desirable rural community surrounded by open Worcestershire countryside. The village is known for its peaceful setting and friendly atmosphere, with a well-regarded local pub and a church nearby.

Grafton Flyford is well placed for access to Worcester, which lies approximately 8 miles to the west and offers a wide range of shops, restaurants, leisure facilities and excellent schooling options, including the Royal Grammar School and King's School. Pershore, with its Georgian architecture and independent shops, is also within easy reach.

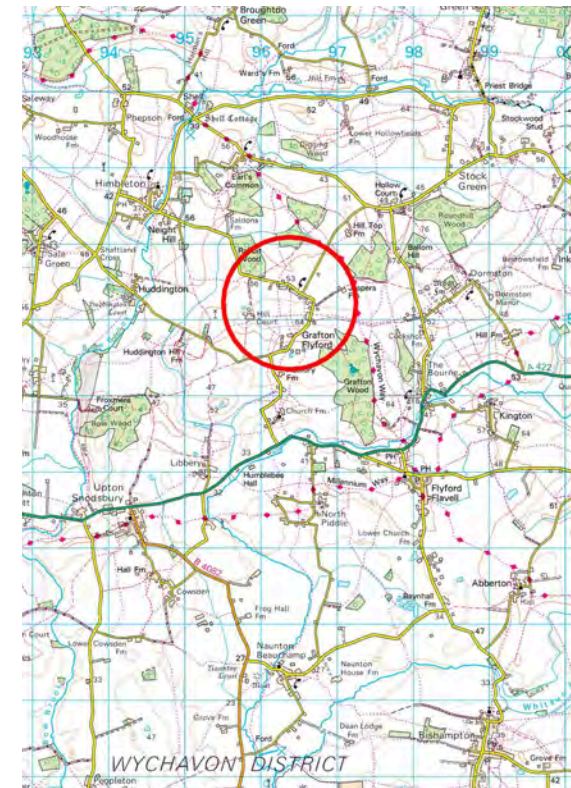
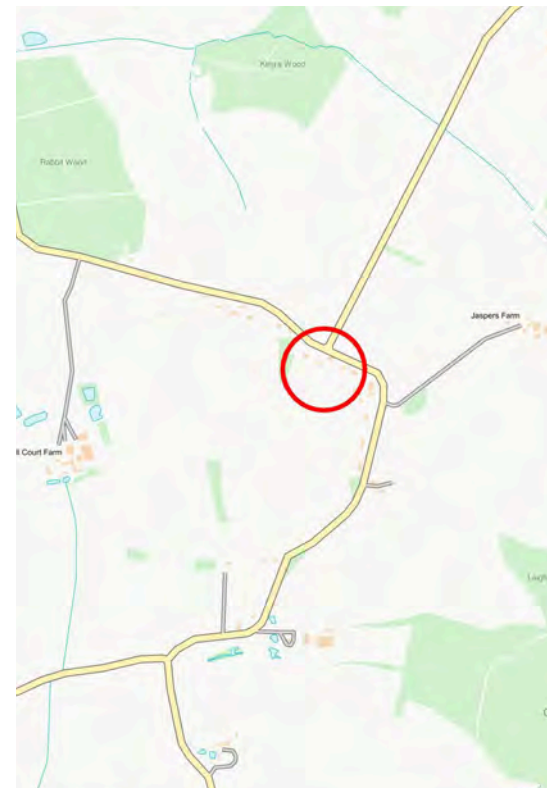
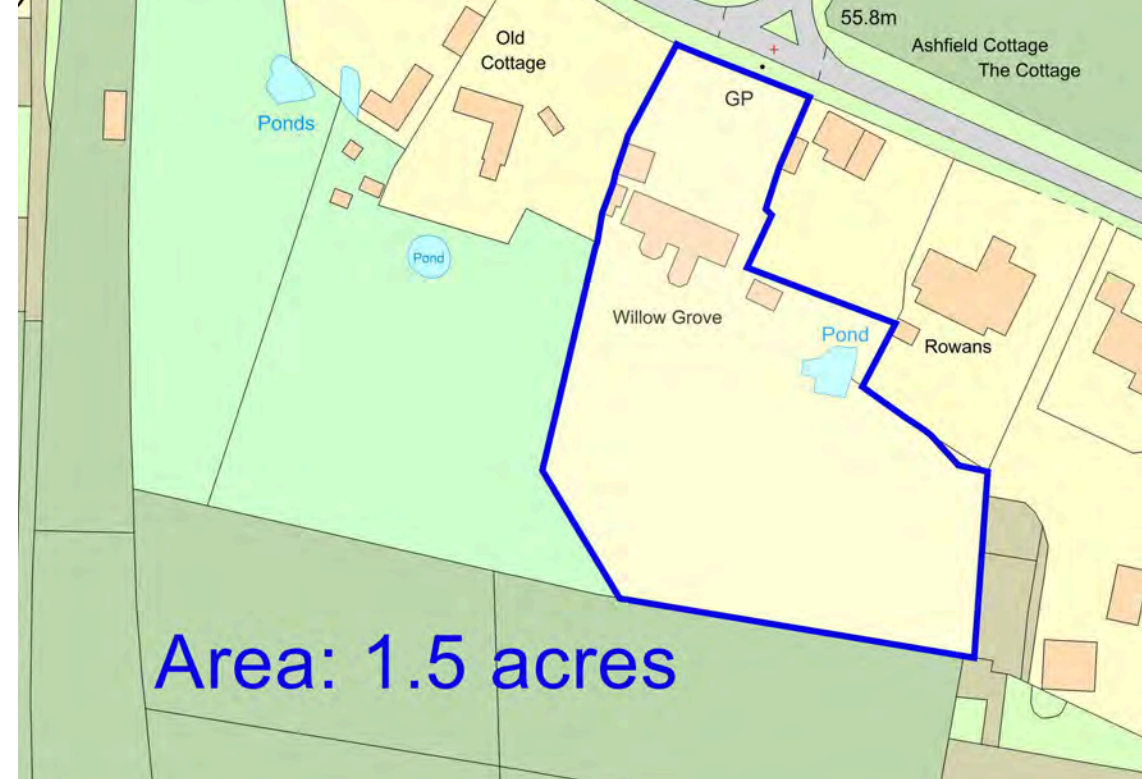
For commuters, the M5 motorway (Junction 6) is around 6 miles away, providing excellent connections to Birmingham, the West Midlands and the South West. There are regular rail services from Worcester to Birmingham, London and beyond. Birmingham Airport is approximately 40 minutes' drive away. Surrounded by fields, paddocks and woodland, this location will appeal to buyers seeking tranquillity, space and country living within easy reach of town facilities and road networks.

Services

The property benefits from oil fired central heating and mains electricity and water. Drainage is supplied via a private septic tank.

Council Tax

The Council Tax for this property is Band D



Willow Grove, Grafton Flyford, Worcester

Approximate Gross Internal Area = 168.8 sq m / 1817 sq ft

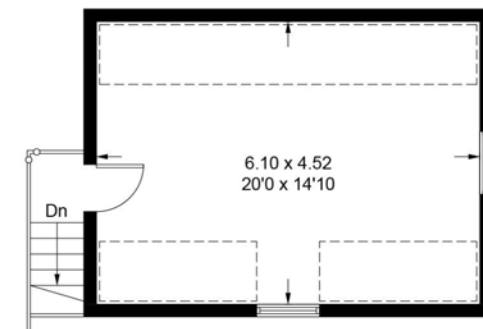
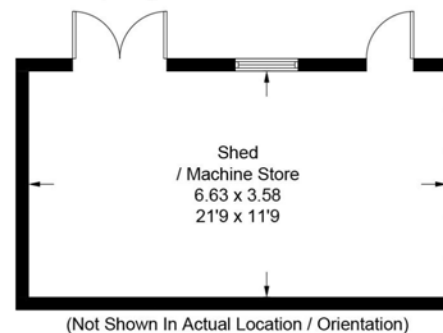
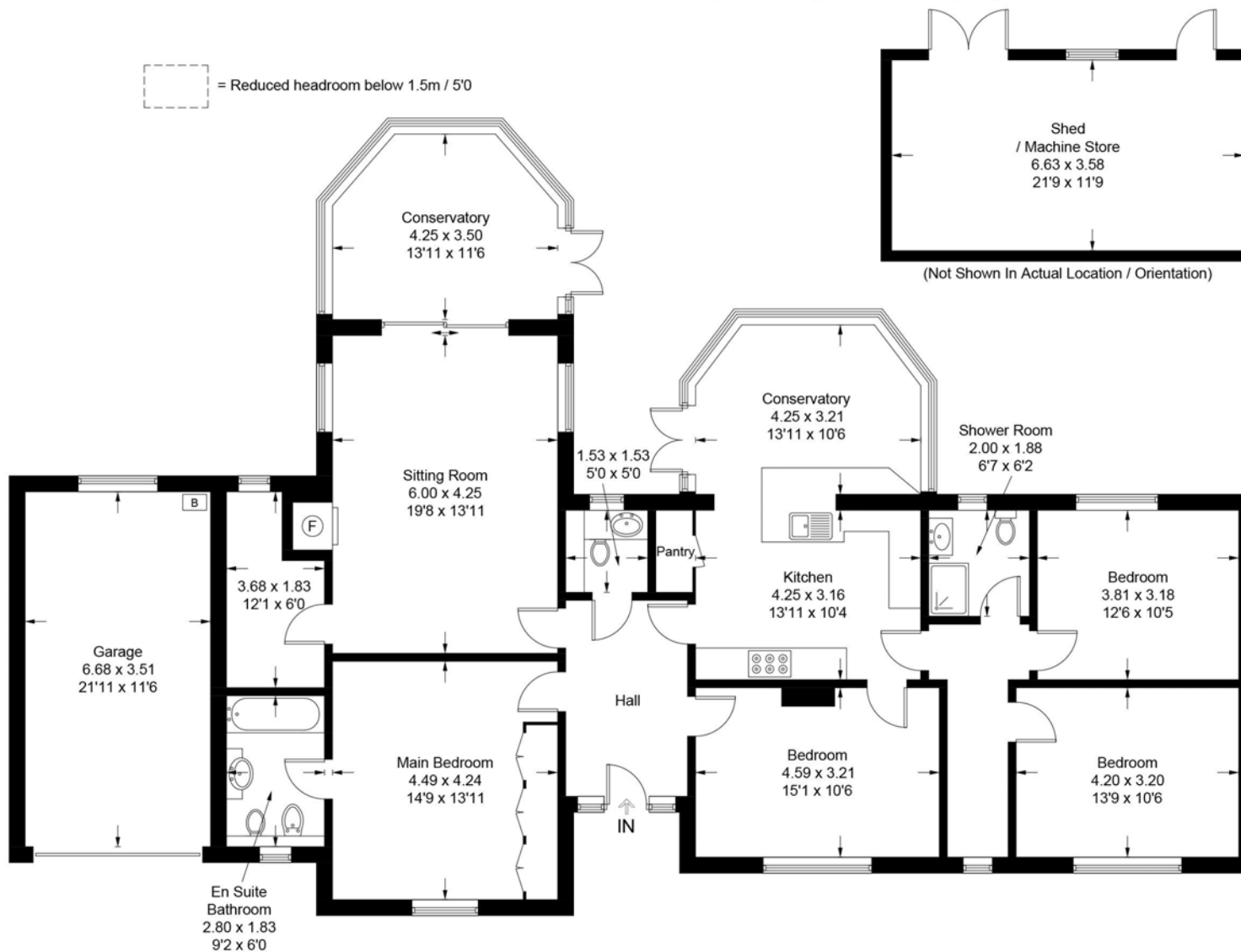
Outbuildings = 74.8 sq m / 805 sq ft

Total = 243.6 sq m / 2622 sq ft

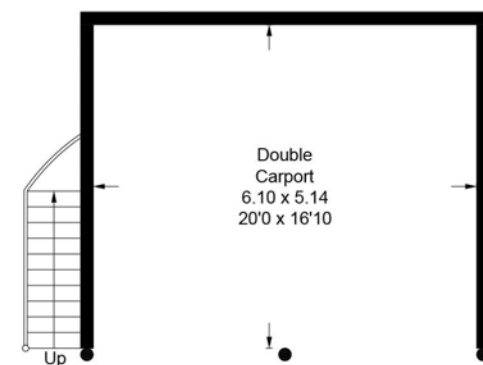
(Excluding Double Carport)



= Reduced headroom below 1.5m / 5'0"



Outbuilding - First Floor



(Not Shown In Actual Location / Orientation)

Outbuilding - Ground Floor

This plan is for guidance only and must not be relied upon as a statement of fact.

