



Doralade

Badsey, WR11 7XQ

Andrew Grant

Doralade

115 Bretforton Road, Badsey, WR11 7XQ

3 Bedrooms 2 Bathrooms 2 Reception Rooms

A contemporary three bedroom home offering generous space, open plan living and two kitchens, situated in the popular village of Badsey near Evesham.

- Modern three bedroom house with bright, adaptable living areas.
- Expansive kitchen dining room with island and separate living area.
- Private garden designed for outdoor living and entertaining.
- Frontage with driveway parking for several vehicles.
- Convenient Badsey location close to Evesham and surrounding countryside.

Doralade is a thoughtfully updated three bedroom home offering a practical layout and a strong sense of space. The ground floor is centred around an impressive open plan kitchen and dining area featuring an island and double doors leading to the garden. A separate living room enjoys a bay window, while a dedicated study provides an ideal spot for quiet work. A well designed shower room and a secondary kitchen enhance the home's everyday function. Upstairs, three bright bedrooms and a well appointed bathroom complete the accommodation. The main bedroom enjoys a bay window, while the second and third rooms provide flexible sleeping or working space. Outside, there is generous driveway parking to the front and an enclosed garden to the rear with a large terrace. The property sits along Bretforton Road in Badsey, within easy reach of Evesham and the nearby countryside.

1537 sq ft (142.7 sq m)





The kitchen

The kitchen forms the heart of the home, centred around an island that provides excellent preparation space and informal seating. Extensive cabinetry and generous worktops keep everything organised while integrated cooking zones create a practical setting for family meals. A large picture window and internal doors ensure natural light flows through the space and link to the utility for added convenience.





The dining area

Positioned beside wide sliding doors and a rooflight, the dining area enjoys abundant daylight and a lovely view of the terrace and garden. There is space for a substantial table, creating an inviting setting for relaxed gatherings. Its location between the kitchen and outdoor terrace makes it ideal for entertaining and everyday family dining throughout the year.



The living area

Set within the open plan footprint, the living area provides a calm space for unwinding with clear views of the garden. The ceiling height and open connection to the dining space add to the sense of airiness and flexibility. A further reception room at the front of the house offers additional living space for quieter moments or family use.





The secondary kitchen

A further fitted kitchen provides valuable additional preparation and storage space, complete with a window above the sink and plentiful cabinetry. Appliances are neatly integrated, making this an ideal space for laundry or extra cooking when entertaining. The layout suits busy households, keeping daily tasks apart from the main living area. Durable finishes and easy to maintain surfaces make it a practical and dependable part of the home.



The living room

The living room sits at the front of the property and features a bay window that brings in light and frames a pleasant outlook. Its proportions suit a comfortable seating layout, creating a peaceful retreat away from the main living areas. Positioned off the hallway, this room works well as a formal sitting space or a quiet area to relax in the evening.



The shower room

The ground floor shower room features large format veined tiles and a walk in glazed enclosure with rainfall shower head. A wall hung WC and rectangular basin maximise space and maintain a clean, uncluttered feel. Recessed shelving offers convenient storage, while elegant fittings and a window for ventilation create a bright, practical and stylish room.



The study

A dedicated study provides a peaceful workspace separate from the main living areas. There is room for a desk and storage with power points to hand and a window ensuring good natural light. Its ground floor position makes it ideal for home working or hobbies, allowing household life to continue undisturbed. The simple shape offers flexibility and efficient use of space.



The primary bedroom

The primary bedroom sits to the front and features a bay window that adds character and extra space. The room comfortably accommodates a double bed with room for storage. Its calm outlook and natural light create a restful atmosphere, while the location close to the bathroom completes a well arranged first floor layout.



The second bedroom

The second bedroom is a comfortable double with a wide window that draws in light and offers countryside glimpses. Its rectangular shape allows easy furniture placement and provides space for wardrobes and drawers. It makes a welcoming guest room or generous child's room and sits conveniently near the family bathroom.



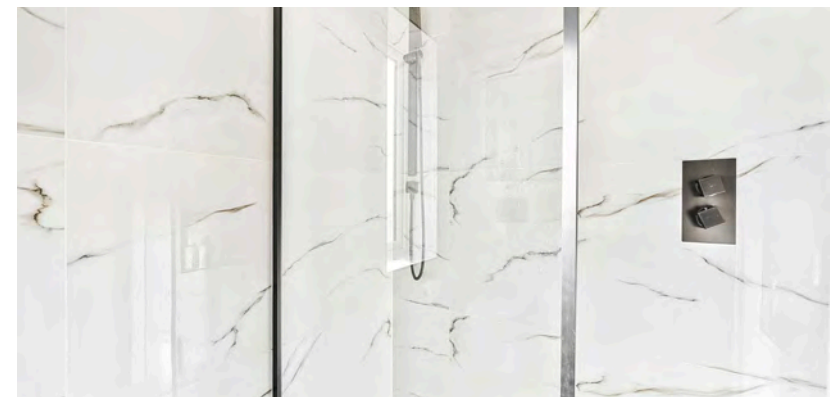
The third bedroom

The third bedroom is a well planned single room, suitable also as a nursery or additional study. A tall window brings in light and the simple layout supports flexible use. It offers valuable extra sleeping space while maintaining comfort and proportion.



The bathroom

The bathroom is finished in a crisp contemporary style with large format veined tiles, a wall hung WC and rectangular basin. A full width mirror enhances light and space while a window provides ventilation. The layout is well considered for everyday routines, serving the three bedrooms with ease.





The terrace

A wide porcelain tiled terrace extends from the rear of the house to create an inviting space for outdoor dining and entertaining. French and sliding doors open directly from the house, connecting the interior to this generous area which offers room for seating and cooking. Low walls and raised borders define the edges, and there is level access to the side for convenience.





The rear garden

Beyond the terrace, a deep lawn stretches out enclosed by fencing and mature planting for privacy and a sense of openness. A central path leads towards the rear boundary where low brickwork and planting provide interest. The garden offers ample space for recreation and relaxation, with potential for further landscaping if desired. Its open aspect ensures a bright and pleasant setting.





The driveway and parking

The property has an extensive frontage with a wide tarmac and gravel driveway offering parking for several vehicles. The generous approach allows easy manoeuvring and a comfortable sense of arrival. Timber gates open to the side and rear for practical access. The frontage is low maintenance and well suited to modern living.



Location

Doralade is located in the well regarded village of Badsey on the edge of Evesham. The local area provides everyday amenities including village shops and services, while Evesham offers a broader selection of shopping, leisure and supermarkets.

There are schools in and around the village and in the nearby town, giving families choice for all ages. Open countryside surrounds the area, offering space for walking and cycling, with the Cotswold villages within easy reach for weekends away.

Road links connect conveniently to Evesham and beyond, providing routes towards Worcester, Cheltenham and Stratford upon Avon. Rail services from Evesham offer straightforward connections to Worcester and Oxford.

Services

Services are TBC.

Council Tax

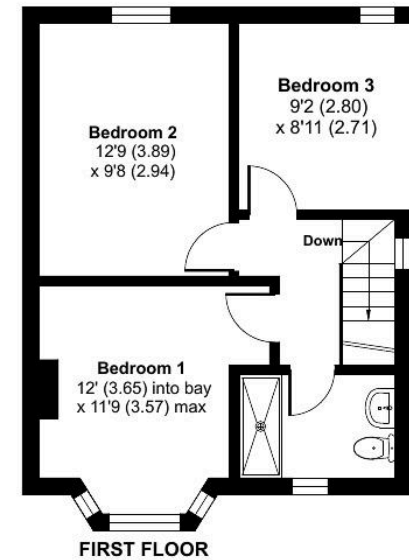
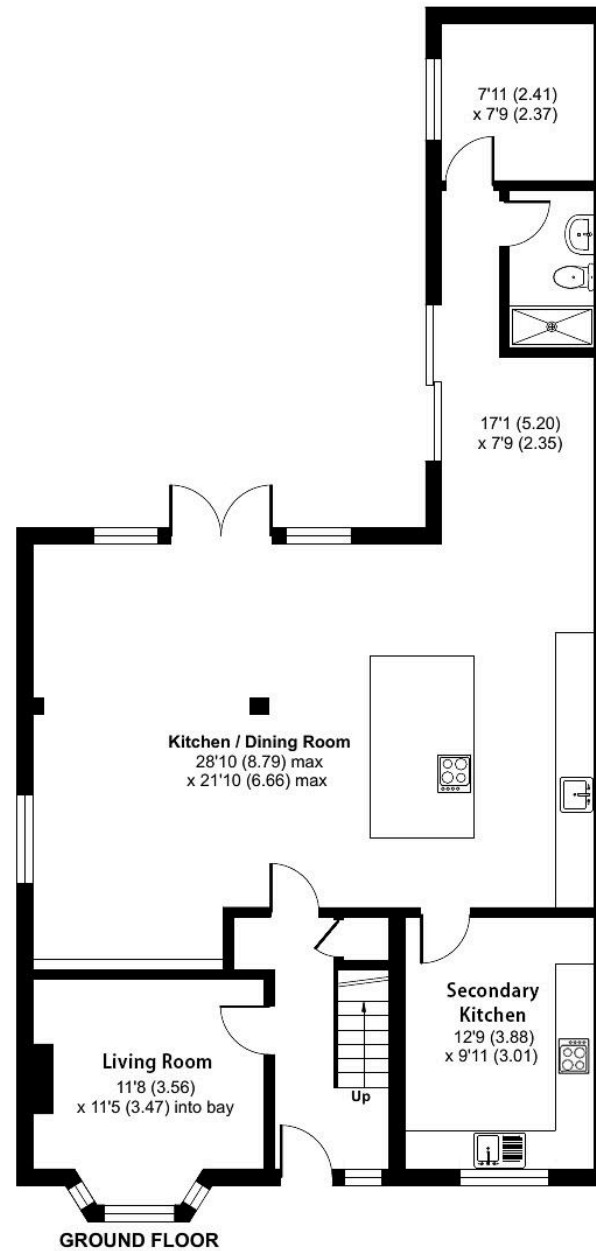
The Council Tax for this property is Band D.



Bretforton Road, Badsey, Evesham, WR11

Approximate Area = 1537 sq ft / 142.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
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