



2, Badgers Orchard, Naunton Beauchamp

Pershore | | WR10 2LQ





## 2, Badgers Orchard, Naunton Beauchamp, Persore, WR10 2LQ

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- Accommodation of 1,800 sq.ft. Situated in the heart of Naunton Beauchamp, enjoy the peaceful ambiance of village living while still being conveniently close to essential amenities and transport links.
- The adjacent study with a convenient shower room offers endless possibilities
- The fitted kitchen has been thoughtfully extended to now offer a bright and airy family room/dining room
- Adjacent to the kitchen, the utility room provides an ideal area to keep the family pets
- Three well-appointed bedrooms
- Benefit from additional storage space with ample loft space
- The rear garden has an extensive patio area perfect for alfresco dining and entertaining
- Detached double garage and gravelled driveway provides ample parking space
- The market town of Persore is easily accessible by car
- Worcester city centre is approximately 20 minutes away by car
- Good access to the M5 motorway and both Persore and Worcestershire Parkway train stations







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Escape to village life with this enhanced link-detached family home situated in the sought-after village of Naunton Beauchamp. 2 Badgers Orchard presents modern comfort providing the perfect home for families seeking space, style, and village life. Situated in the heart of Naunton Beauchamp, this property enjoys the peaceful ambiance of village living while still being conveniently close to essential amenities and transport links.

The property has been much improved by its current owners;- Spacious sitting room with a log-burning stove, creating a cosy atmosphere perfect for relaxation, with a large bay window allowing natural light to flood in. Whether you're seeking a dedicated workspace or welcoming guests for an overnight stay, the adjacent study with its convenient shower room offers endless possibilities. Transform this space to suit your lifestyle needs, whether it be a home office, guest bedroom, or hobby room.

The fitted kitchen has been thoughtfully extended to now offer a bright and airy family room/dining room, providing a central hub for entertaining and family gatherings. This modern kitchen space seamlessly connects indoor and outdoor living. Adjacent to the kitchen is a utility room which is an ideal area to keep the family pets.

There are three well-appointed bedrooms, offering comfortable accommodation for the whole family, with ample storage space and a stylish family bathroom for added convenience. Ample Loft Storage: Benefit from additional storage space with ample







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loft storage, perfect for keeping belongings organized and out of sight, or further bedroom accommodation subject to planning.

The rear garden has an extensive patio area perfect for al fresco dining and entertaining. The long mature garden offers plenty of space for outdoor activities, complemented by a garden shed and poly tunnel, ideal for gardening enthusiasts.

The market town of Pershore is easily accessible by car, explore a wealth of amenities, including shops, supermarkets, restaurants, cafes, and local services. Worcester city centre, approximately 20 minutes away by car, Worcester offers an array of attractions, entertainment options, and leisure facilities to suit every taste and interest.

Accessible Transport Links: Good access to the M5 motorway; both Pershore and Worcestershire Parkway train stations, providing seamless connections to major cities and destinations across the region.

Parking and Garage: A gravelled driveway providing ample parking space for multiple vehicles. The detached double garage offers additional storage, ensuring plenty of room for vehicles, treasured sports cars, gym equipment, or DIY projects.

Mains Water  
Mains Drainage  
Oil Central Heating







*For Town and Country Homes*



**Badgers Holt, 2, Badgers Orchard, Naunton Beauchamp, WR10 2LQ**



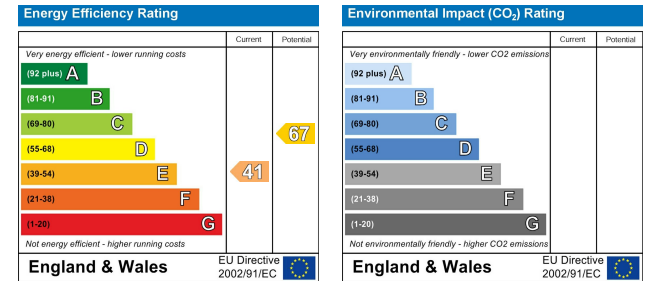
Total Approx Area: 168.0 m<sup>2</sup> ... 1808 ft<sup>2</sup>

All measurements of doors, windows, rooms are approximate and for display purposes only.

No responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



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