





# Badgers Oak, Mill Lane, Drakes Broughton, Pershore, Worcestershire. WR10 2AF

£575,000

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A spacious two bedroom detached bungalow, situated in a glorious rural spot and benefiting from a generous plot of approximately 1/3 of an acre and useful substantial outbuilding (former kennels), ideal for a number of various uses with potential to convert into further accommodation (subject to Planning), if required, situated on the edge of the village of Drakes Broughton.

Accommodation briefly comprises: Entrance Hall, spacious Lounge/ Diner, Kitchen/Breakfast Room, Utility Room, Master Bedroom with En-Suite Shower Room, further large double Bedroom and Bathroom.

Outside: To the front is private driveway and access into Garage and Carport. There is also a useful substantial outbuilding with potential for conversion into further ancillary accommodation (if required), generous gardens to both sides and rear.

#### LOCATION:

The property is located along a quiet lane on the edge of the popular village of Drakes Broughton, within easy reach of both the City of Worcester and market town of Pershore. The village benefits from a number of amenities, to include 2 Public Houses, Primary and Middle School, a parade of shops to include Post Office, as well as Village Hall with playground and playing fields. The property is also within 5 minutes drive of the Worcestershire Parkway Railway Station, offering direct rail links to London.

**Living / Dining Room:** - 6.63m x 6.25m (21'9" x 20'6" max 13'9" min)

**Kitchen:** - 4.42m x 3.58m (14'6" x 11'9")

**Utility Room:** - 2.92m x 2.41m (9'7" x 7'11")

**Bedroom 1:** - 4.44m x 3.58m (14'7" x 11'9")

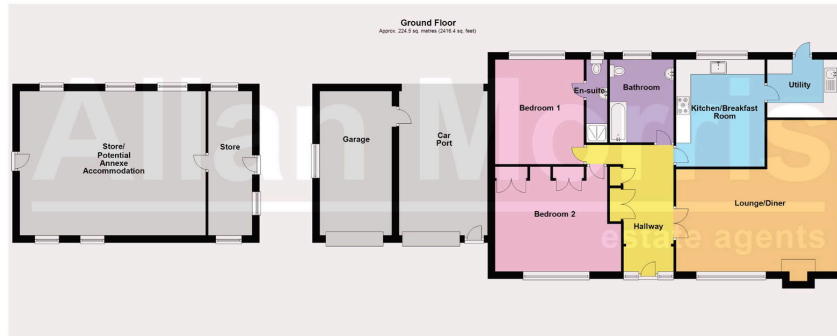
**En-Suite:** - 3.43m x 0.84m (11'3" x 2'9")

**Bedroom 2:** - 5.03m x 4.19m (16'6" max 14'7" min x 13'9")

**Bathroom:** - 3.43m x 2.49m (11'3" x 8'2")







Total area: approx. 224.5 sq. metres (2416.4 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



- Detached 2 bedroom bungalow
- Generous gardens of approx. 1/3 of an acre
- Stunning rural location with woodland to front and rear
- Spacious outbuilding with huge potential
- 2 Double Bedrooms
- Easy access to Worcestershire Parkway Railway Station

