



**Pippin House, 1 Brutons Orchard, Defford**  
Worcester

Guide Price **£625,000**





## Pippin House, 1 Brutons Orchard

Defford, Worcester

- Spacious, modern detached property in a beautiful condition
- Three double bedrooms, two en-suites & a family bathroom
- Quiet development of only four homes
- Stylish kitchen granite worktops and a large island
- Two reception rooms & a 12'9 x 11.6 Garden room
- Utility, cloakroom and a study
- 20'1 x 12'9 Main bedroom with contemporary en-suite Underfloor heating throughout the ground floor
- Beautifully landscaped gardens with a westerly rear aspect Private parking for several cars
- Located in the sought-after village of Defford



Nestled in an exclusive development of just four homes, Pippin House is a spacious, modern detached property presented in an immaculate condition, offering a perfect blend of style and comfort.

Council Tax band: TBD

Tenure: Freehold

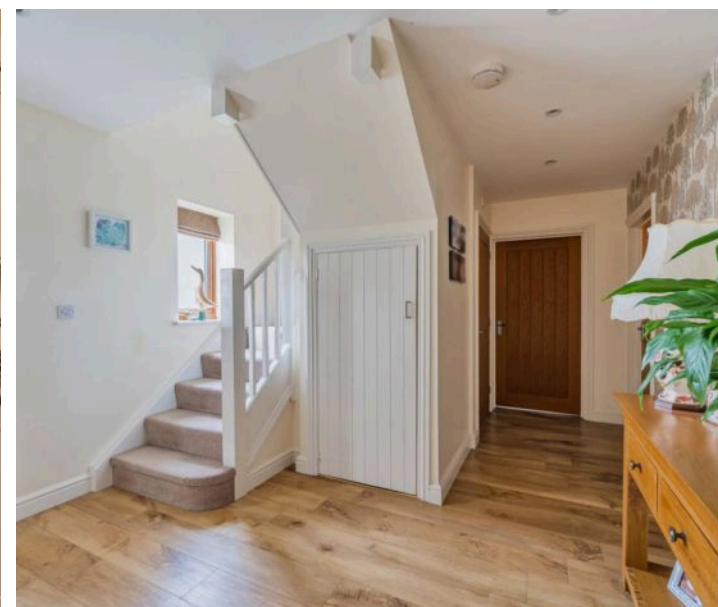


The home features three generously sized double bedrooms, including a stunning 20'1 x 12'9 main bedroom with a contemporary en-suite, plus a second en-suite to bedroom two, and a family bathroom to accommodate the entire household.

The ground floor boasts underfloor heating throughout, enhancing the luxury of its well-designed layout. The stylish kitchen, complete with granite worktops, a large island, and premium finishes, is ideal for both casual dining and entertaining. Two reception rooms and a delightful 12'9 x 11'6 garden room with scenic views provide ample living space. Additional conveniences include a utility room, cloakroom, and a study for remote working or personal projects.

Outside, the beautifully landscaped gardens, with their westerly rear aspect, offer a serene setting for outdoor relaxation. The property also benefits from private parking for several cars.

Located in the sought-after village of Defford, this home combines tranquil village living with modern comforts, making it a truly exceptional opportunity.







# Brutons Orchard, Defford, Worcester, WR8

Approximate Area = 1845 sq ft / 171.4 sq m

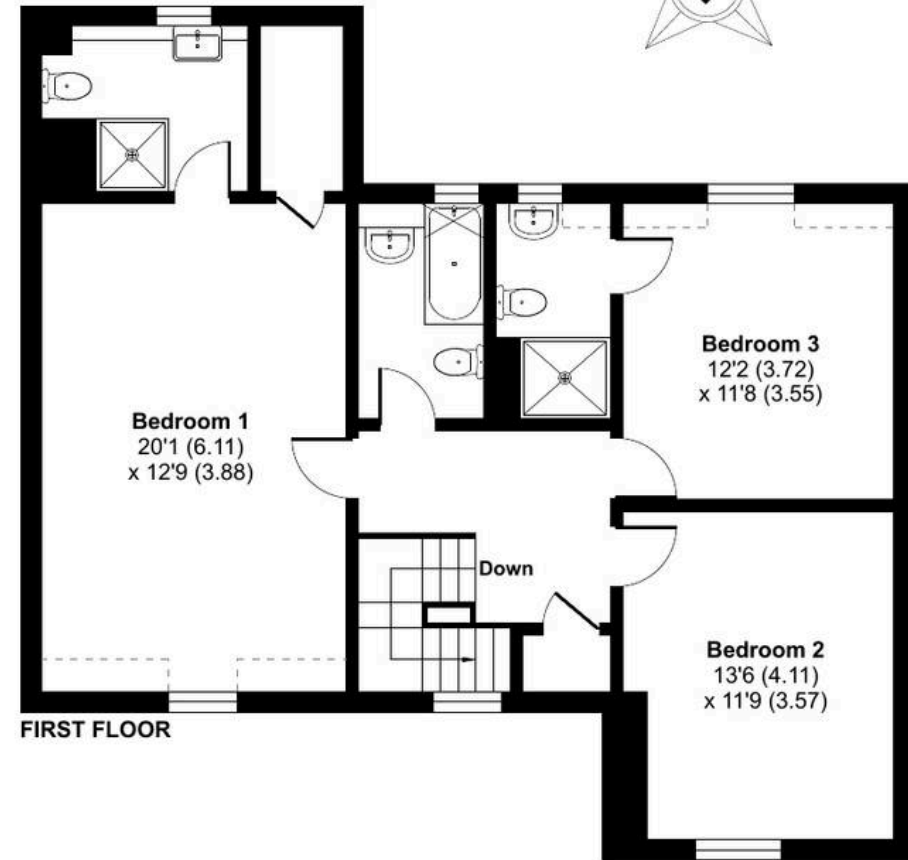
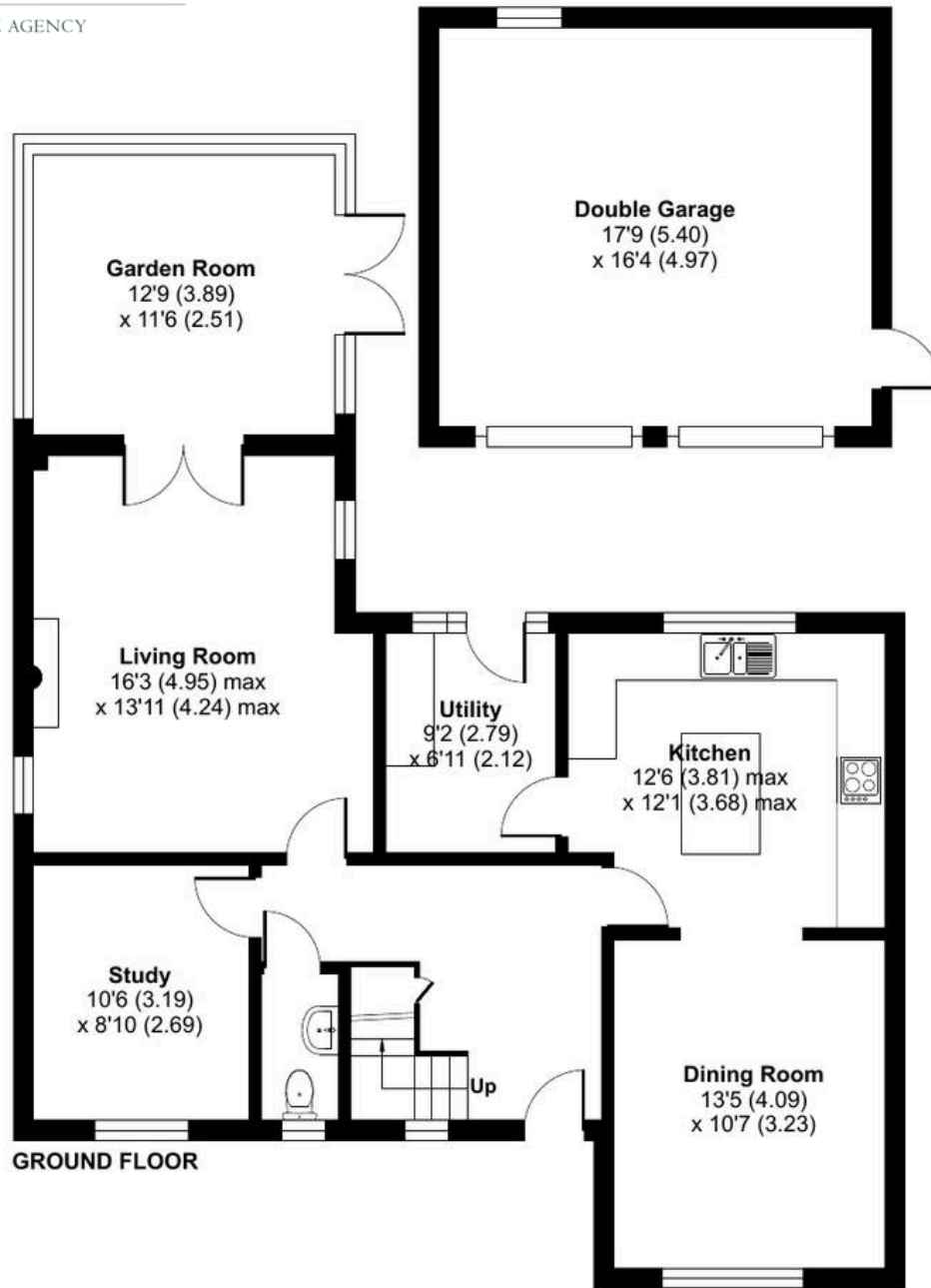
Limited Use Area(s) = 9 sq ft / 0.8 sq m

Garage = 289 sq ft / 26.8 sq m

Total = 2143 sq ft / 199 sq m

For identification only - Not to scale

Denotes restricted  
head height







## Jones & Associates

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