



**Connells**

Windermere  
Defford





## Property Description

A well maintained family home in the popular village of Defford with easy access to the M5, Pershore, Tewkesbury and local amenities.

The property provides spacious high specification accommodation with porch, hallway, sitting room, dining room, study, breakfast kitchen, utility and conservatory. The galleried landing leads to four double bedrooms, ensuite bathroom, family bathroom and airing cupboard. The loft is boarded with light and ladder for ease of access. There are gardens to the front and a landscaped rear garden. There is also a double garage with off road parking in a cul de sac location.

## Location

Defford is a small village in the county of Worcestershire, England, located between the towns of Pershore and Upton-upon-Severn. It was once part of the Royal forest of Horewell.

Defford also has a primary school, Defford cum Besford First School, village hall and three pubs.

## Accommodation Details

The ground floor of the property comprises of entrance porch, reception hall, cloakroom, hallway, sitting room, dining room, study with document storage cupboard, breakfast kitchen, utility room, conservatory. The first floor offers bedroom one with en-suite, three further bedrooms and bathroom.

Outside there is a double garage, driveway providing off road parking for multiple vehicles and enclosed rear garden with potting shed and greenhouse.

## Ground Floor

### Entrance Porch

UPVC double glazed door into porch with part obscure glazed Brazilian mahogany door into hall.

## Reception Hall

Dog legged stairs to first floor, ceiling light, understairs cupboard, hard wired smoke alarm and alarm system control.

## Cloakroom

Wall-mounted wash hand basin, WC, ceiling light, extractor fan.

## Study

6' 10" x 10' ( 2.08m x 3.05m )  
Front facing uPVC double glazed window, ceiling light, double panel radiator, document storage cupboard and CCTV hardware.

## Sitting Room

11' 6" x 22' 10" ( 3.51m x 6.96m )  
Front facing uPVC double glazed bay window, aluminum patio doors to garden, two dimmer switch ceiling lights, coving, Adam style fireplace with inset open fire and marble surround, CO2 alarm.

## Dining Room

10' 3" x 11' 6" ( 3.12m x 3.51m )  
Aluminum patio door to conservatory, glazed double doors to sitting room, ceiling light, single panel radiator.

## Breakfast Kitchen

9' 11" x 14' 8" ( 3.02m x 4.47m )  
Rear facing Brazilian mahogany double glazed window, door to utility room, fitted kitchen with a range of floor mounted units, range of eye level units, one and a half bowl sink drainer unit, double electric oven, electric hob with cookerhood over, integral fridge freezer, integral dishwasher, tiled splashback, two strip lights, single panel radiator, door to garage.

## Utility Room

10' 4" x 4' 9" ( 3.15m x 1.45m )

Rear facing uPVC double glazed window, work surfaces with cupboard under, space for washing machine and dryer, stainless steel sink unit, strip light, single panel radiator.

## Conservatory

7' 5" x 20' ( 2.26m x 6.10m )

Bi-fold double glazing doors to garden, door to garage, ceiling light, Travertine marble tiled flooring.

## First Floor Landing

Galleried landing with doors to all bedrooms and bathroom, access to loft space via ladder, ceiling light and hardwired smoke alarm.

## Bedroom One

15' 9" x 11' 7" ( 4.80m x 3.53m )

Rear facing uPVC double glazed window, door to en-suite, two ceiling lights, single panel radiator, fitted wardrobes with drawers, dressing table.

## En-Suite

Front facing uPVC double glazed window, shower cubicle, WC, wall mounted wash hand basin, recess LED spotlights, towel radiator.

## Bedroom Two

13' 7" x 10' ( 4.14m x 3.05m )

Front facing uPVC double glazed window, ceiling light, single panel radiator, airing cupboard with large hot water tank.

## Bedroom Three

10' x 11' 9" ( 3.05m x 3.58m )

Rear facing uPVC double glazed window, ceiling light, single panel radiator.

## Bedroom Four

10' 2" x 8' 4" ( 3.10m x 2.54m )

Rear facing uPVC double glazed window, ceiling light, single panel radiator.

## Bathroom

Front facing uPVC double glazed window, pedestal wash hand basin, WC, bath with shower tap attachment, fully tiled to 3 walls, extractor fan, ceiling light, double panel radiator.

## Outside Front

To the front of the property there is a block paved driveway providing off-road parking for multiple vehicles leading up to the remotely controlled double garage door, cold water tap, pathway with stainless steel hand railing leading to the entrance porch. Borders of mature shrubs and trees surrounding and gated access to the rear.

## Double Garage

15' 7" x 16' 9" ( 4.75m x 5.11m )

Electric up and over door, light, power, loft access, door to utility room, Anderson A2EV electric car port, Oil boiler.

## Outside Rear

To the rear of the property there is an enclosed garden with raised Travertine marble beds, sunterrace area with established borders, potting shed with light and power, greenhouse (8'X10') with sink and water, light and power, access to the front of the property, cold water tap, external power sockets.

## Services

All mains apart from gas are connected to the property.















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01905 724555**  
**E [warndonvillages@connells.co.uk](mailto:warndonvillages@connells.co.uk)**

Ankerage Green  
 WORCESTER WR4 0DZ

**view this property online [connells.co.uk/Property/WVL306537](http://connells.co.uk/Property/WVL306537)**

**Directions to this property:**

From the Warndon Villages office Turn left onto Ankerage Green, Turn left onto Mill Wood Dr, At the roundabout, take the 1st exit onto Woodgreen Dr/B4638, Go through 1 roundabout, At the roundabout, take the 1st exit onto Newtown Rd/B4636, At the roundabout, take the 3rd exit onto Nunnery Way, At the roundabout, take the 1st exit onto A44, At the roundabout, take the 3rd exit onto Evesham Rd, Turn right onto Egdon Lane, Continue to follow B4084, Turn left onto B4084, Turn right onto Three Springs Road, Continue until the village of Defford and turn right into Crown Lane and left into Crown Court, where the property is on the right hand side.

**EPC Rating: D**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WVL306537 - 0004