



Grafton Barn, Grafton Flyford, Worcestershire





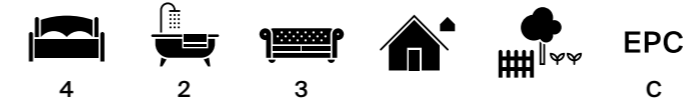
A delightful converted barn with **extensive views** and the added benefit of an annexe and attractive gardens.

Distances

Pershore train station 7 miles, Worcester Parkway train station 10 miles, Pershore 9 miles, Worcester 9 miles, Stratford-upon-Avon 16.5 miles, Birmingham 28.5 miles, M5 (J6) 7 miles, M5 (J7) 9 miles, M40 (J15) 22 miles (All distances are approximate)

Situation

Grafton Barn is in the peaceful village of Grafton Flyford, which offers rural living yet is conveniently located for road and rail access. Grafton Flyford has a church, an active village hall with many local events and Grafton Wood Nature Reserve, an ancient semi-natural broad-leaved woodland. Nearby local facilities are available in Upton Snodsbury and Flyford Flavell villages, the latter being home to The Flyford, a popular gastro pub.



Tenure
Freehold

Local Authority
Wychavon District Council

Council Tax
House – Band G
Annexe – Band A

The attractive Georgian market town of Pershore offers various everyday amenities, including various independent shops, a health centre, a cottage hospital, a public library, a community arts centre, public houses and restaurants. Recreational facilities include cricket, football and rugby clubs, a leisure centre with a swimming pool, the historic Abbey and surrounding park, and the River Avon.

In Pershore, there is also educational provision from nursery/pre-school through to high school, and a Sixth Form College is available at Pershore High School. In Worcester and Malvern, there are several highly regarded private schools, and Bowbrook House School is in the nearby village of Peopleton.

Broader shopping and services can be found in Worcester, which also offers county cricket in the setting of Worcester Cathedral, horse racing on the banks of the River Severn. There is international cricket at Edgbaston and hunt racing at Cheltenham and Stratford.

The village is well placed for access to the M5 at Worcester, the M42 north and the M40 east. Mainline rail services operate from Worcester Parkway and Pershore to London and Birmingham. Warwick Parkway is 26 miles to the north-east and provides a fast direct train service to London Marylebone.

The property

One enters the property via an entrance hall with a cloakroom. The sizeable dining room is an attractive room with exposed wall timbers. The dining room leads through to the sizeable dual-aspect drawing room with full-height glazing and double doors out to the garden, making the most of the beautiful views over the garden.

Opposite the dining room is the kitchen/breakfast room, with a range of cream wall-mounted base units and a central island with several integrated appliances, including an American-style fridge freezer and an eye-level double oven. There is space for a kitchen table and chairs. There is a useful utility room off the kitchen/breakfast room with a continuation of the cream cupboards and space and plumbing for a washing machine.





There is a fourth bedroom to the ground floor, which could be used as a home office or playroom.

On the first floor is a principal bedroom with fitted wardrobes and an en suite shower room. There are two further double bedrooms and a family bathroom. The large landing could also be used as a study area if required.

Outside

The separate annexe has a double bedroom on the ground floor with a kitchen, living room and shower room. A spiral staircase rises to an office on the first floor. Please note the annexe is restricted to the use of family and friends only.

A separate outbuilding known as the 'games barn' works well for family gatherings and parties.





The gated driveway provides parking for plenty of cars and gives access to the triple carport, workshop and garden store.

The gardens are lovely and make the most of the beautiful views. They are mainly laid to lawns with herbaceous borders, specimen trees, and shrub beds. There is a vegetable garden and fruit orchard.

Lot 2: Further land of in all about 4.16 acres is available by separate negotiation.

Services

Mains water and electricity are connected to the property, Oil fired central heating. Private drainage via a Klargestar.

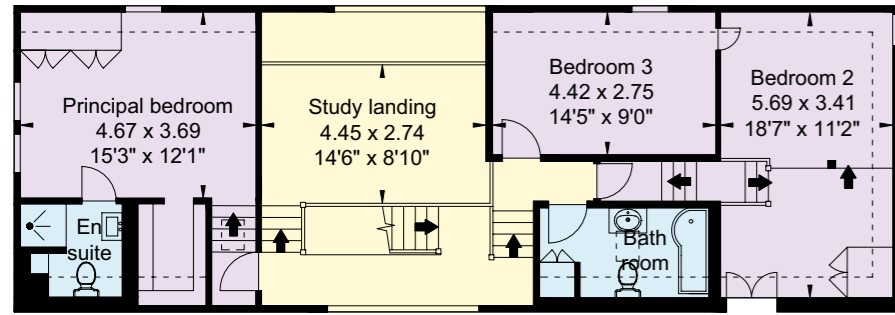
What3words

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Viewing

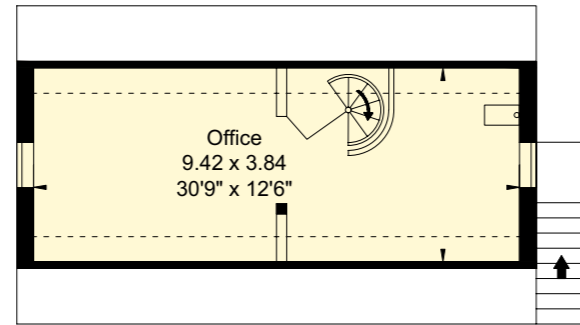
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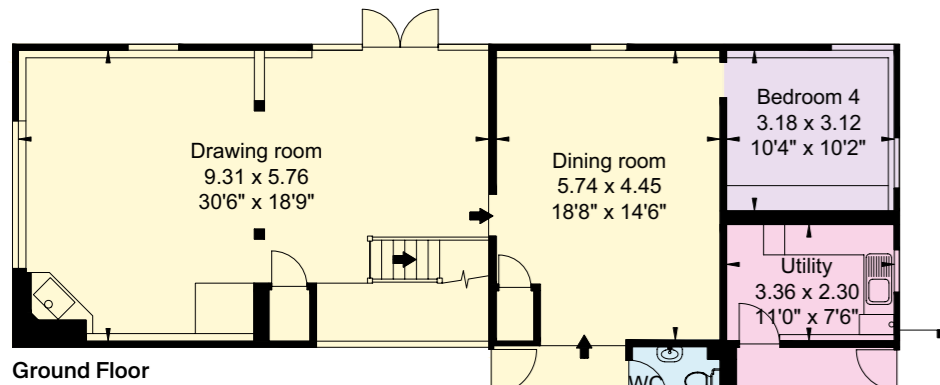


First Floor

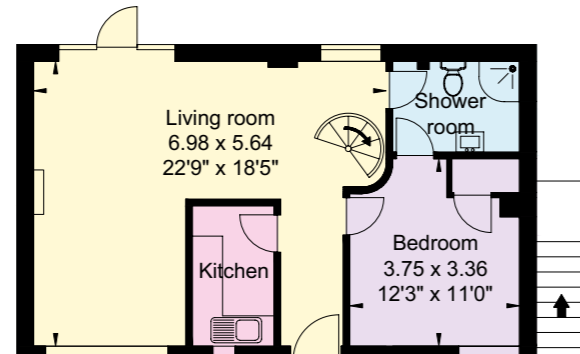
Loft storage



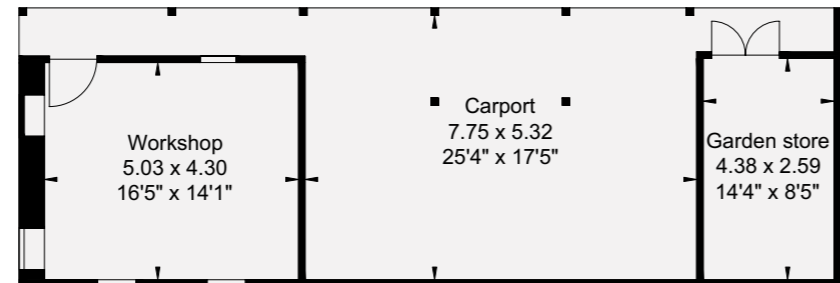
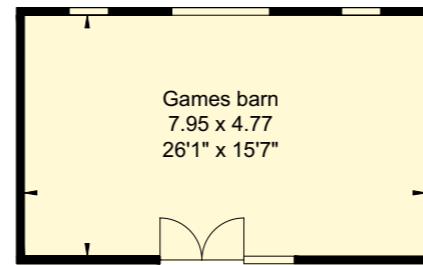
Annexe First Floor



Ground Floor



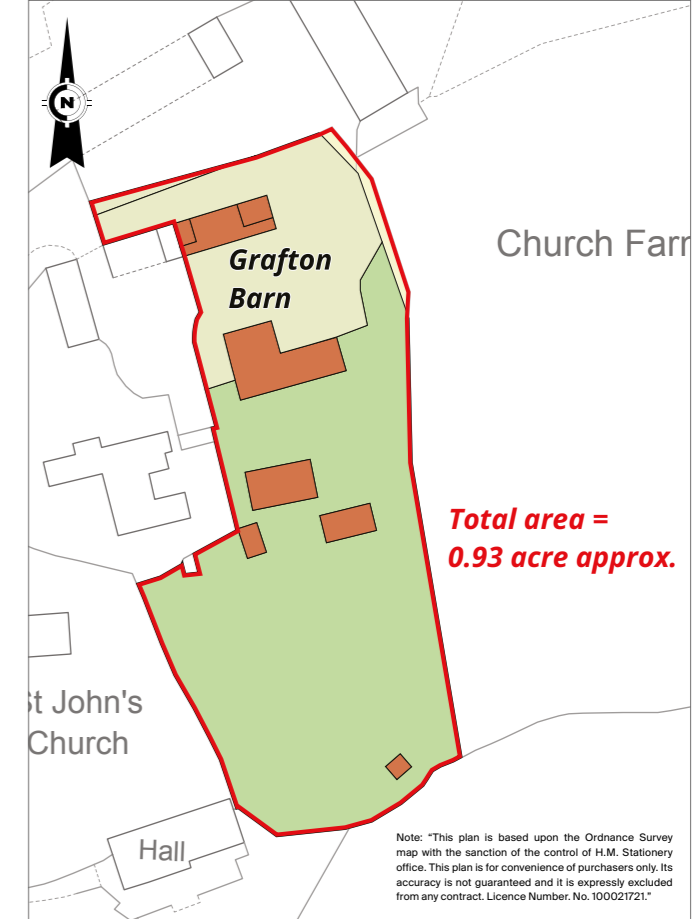
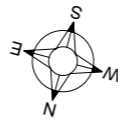
Annexe Ground Floor



Outbuildings
Not shown in actual location / orientation

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Denotes restricted head height



Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationery office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. 100021721."

Approximate Gross Internal Floor Area
House: 234 sq m (2,519 sq ft)
Annexe: 92 sq m (991 sq ft)
Outbuildings: 115 sq m (1,240 sq ft)
Total: 441 sq m (4,750 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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Date: 25 March 2024
Our reference: STR012414342

Grafton Barn, Grafton Flyford, Worcester, WR7 4PG

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £899,950.

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Yours faithfully



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V4.2 Feb 24