



THE GLEBE

Defford, Worcestershire



A SPACIOUS FAMILY HOME SITUATED IN THE CHARMING WORCESTERSHIRE VILLAGE OF DEFFORD

With substantial secondary accommodation, double garage, and delightful views

Summary of accommodation

Entrance hall | Kitchen/breakfast room | Dining room | Sitting room | Utility | Laundry | WC

Four bedrooms | Two bathrooms

Double garage | Garden

Annexe

Two bedrooms | Two bathrooms | Kitchen/breakfast room | Sitting room | Conservatory | WC

Distances: Pershore 3 miles, Upton-upon-Severn 5.1 miles, M5 (J8) 8.6 miles, Evesham 9.6 miles, Bredon 10.3 miles, Worcester 11.9 miles

Honeybourne 14.5 miles, Broadway 15.3 miles, Bidford-on-Avon 15.9 miles, Welford-on-Avon 19.8 miles, Cheltenham 20 miles

Stratford-upon-Avon 23.6 miles, Birmingham International Airport and Station 42 miles (trains to London Euston from 74 minutes)

(All distances and times are approximate)

SITUATION

Surrounded by open fields and rolling hills, The Glebe is located in the charming Worcestershire village of Defford. This village offers a peaceful setting while being conveniently located between the historic market towns of Pershore and Upton-upon-Severn. Defford benefits from a friendly community atmosphere and local amenities including a primary school, village hall, and a well-regarded pub. For more extensive shopping, dining, and leisure options, the nearby town of Pershore (approximately 4 miles away) offers a wide range of facilities along with a railway station providing direct links to Worcester, Oxford, and London Paddington.

Defford is well-positioned for commuters, with easy access to the M5 motorway (approximately 8.6 miles away) and major regional centres including Worcester, Cheltenham, and Gloucester. The surrounding area is known for its scenic beauty, with numerous walking and cycling routes, and close proximity to the Malvern Hills Area of Outstanding Natural Beauty.

The area is well served by state, grammar and private schools, including the highly regarded Pershore High School in the nearby town of Pershore, RGS Worcester, Bromsgrove School, The King's School Worcester, and the popular Malvern College with a boarding option.

There are a number of golf courses in the area. Racing at Stratford, Warwick and Cheltenham, motor racing at Silverstone, and fishing and sailing at Draycote Water.





THE PROPERTY

The front door opens to a spacious entrance hall with stairs rising to the first floor. A door opens to a kitchen/breakfast room complete with an extensive range of wall-mounted and base units sat beneath a granite worktop and space for a dining room table. The dining area opens to a utility room, with an external door opening to a patio area beyond, and to a bright and airy dining room. The ground floor further extends to a charming, dual aspect sitting room with a feature fireplace and double doors opening to the charming, south-facing garden with far-reaching views to the Bredon Hills. The integral double garage is accessed both externally and through the kitchen/breakfast room and provides access to a laundry room with stairs rising to a magnificent games room on the first floor.

Stairs from the entrance hall rise to the first-floor landing, which provides access to an impressive Principal bedroom with stunning, south-facing views to the garden and open countryside beyond and an en suite bathroom. The first floor further extends to three generous bedrooms, all of which offer different aspects of the beautiful surrounding countryside and are served by a spacious family shower room, complete with a walk-in shower.



The annexe provides substantial and flexible secondary accommodation, and the ground floor comprises a large, dual aspect kitchen/breakfast room, a sitting room with sliding doors opening to a patio area beyond, and a glazed conservatory, complete with French doors opening to the private rear garden. Stairs in the entrance hall rise to a spacious landing, which provides access to two generous bedrooms, both complete with en suite bathrooms.







Approximate Gross Internal Area House: 232 sq m (2,499 sq ft) inc. Garage
 Annexe: 126 sq m (1,357 sq ft)
 Total: 358 sq m (3,856 sq ft) inc. restricted head height

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



OUTSIDE

Externally, the property is accessed by a private driveway with ample parking space for a number of cars, and further benefits from a double garage.

The garden is a particular feature of the property; it is principally lawned, south-facing and offers delightful, far-reaching views of the Bredon Hills. To the rear, a stone-paved patio provides space for outdoor entertaining, which leads to an expansive lawn with a variety of mature and well-established trees. The annexe further benefits from a private lawned garden, bordered by a wooden fence, offering complete privacy and seclusion.





PROPERTY INFORMATION

Services: Mains electricity, water and drainage are connected to the property. Oil central heating.

What3words: ///pebbles.instincts.campsites

Tenure: Freehold

Local Authority: Wychavon District Council: 01386 565000

Council Tax: House – Band F

Annexe – Band A

EPC Ratings: Main House - E

Annexe - E

Viewing: By prior appointment only with the agents.



We would be delighted
to tell you more.

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Date: 29 May 2025
Our reference: STR012547754

The Glebe, Harpley Road, Defford, Worcester, WR8 9BL

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£899,000**.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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For additional information or to make arrangements to view the property, please get in touch.

We'd love to help you.

Yours faithfully

KNIGHT FRANK LLP

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