

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



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Malvern 01684 892809  
**FOR SALE**  
RICS



**A WONDERFUL SPACIOUS FOUR BEDROOM DETACHED PROPERTY HAVING BEEN EXTENDED TO CREATE FLEXIBLE AND LIGHT AND AIREY ACCOMMODATION SITUATED WITHIN THIS HIGHLY SOUGHT AFTER VILLAGE ON A GENEROUS PLOT. A WONDERFUL HOME PROVING AMPLE SPACE FOR FAMILIES AND ENTERTAINING. ENERGY RATING "C"**

## Glenslaw - Guide Price £440,000

64 Stonebow Road, Drakes Broughton, Worcestershire, WR10 2AR

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## Location & Description

Drakes Broughton is a village set between the City of Worcester five mile distance and the town of Pershore two miles to the north west. The main A44 which runs through the village gives easy access to the M5 motorway, with Worcester Parkway Station close at hand bringing regular train services to the south west, London, Birmingham, Hereford and South Wales. Junction 7 of the M5 motorway, just on the outskirts of Worcester, gives easy access to the Midlands, South West and South Wales.

Facilities within the village of Drakes Broughton are extensive for a village and include a general store, hairdressers, fish and chip shop and pet shop as well as church and recreation ground. At educational levels there is a primary school within the village with the main secondary school being positioned within Pershore and there is also good private schooling within the area.

The village also boasts a variety of local walks, two pubs with further amenities available in the nearby City of Worcester or riverside town of Pershore.

## Property Description

64 Stonebow Road is a wonderful detached property situated within this much sought after village of Drakes Broughton. The property has undergone a programme of refurbishment and extensions making it a wonderful light and airy home ideal for family living or those looking for sizeable accommodation.

The property is situated on a corner plot and is set back from the road behind a lawned foregarden where a wooden pedestrian gate is set between a laurel and wood railed fenced perimeter giving access to the block paved driveway which meanders through the lawned foregarden with specimen trees and planted beds giving access to the front door which is set under a storm porch.

To the left hand side of the property there is a block paved driveway allowing ample parking for vehicles with electrical car charging point (available by separate negotiation). Positioned to the rear of the property is further parking area leading to the single garage described later.

The house has undergone a programme of refurbishment with the current owners and now offers flexible accommodation set over two floors with a further home office/studio being constructed in the garden ideal for those who work from home or as a studio or hobbies room. The house offers prospective buyers the flexibility to personalise, refurbish and/or extend further should they wish. The living accommodation benefits from double glazing and gas central heating and comprises in more detail of:

## Storm Porch

Having a recessed porch set under a pitched tiled roof with sensored wall light point and quarry tiled floor. The UPVC front door with double glazed obscured fanlight and matching side panel opens through to

## Reception Hallway 4.96m (16ft) maximum x 3.30m (10ft 8in)

Being a welcoming space and the hub of the house enjoying an open wooden balustraded staircase rising to first floor with useful understairs recess. Radiator. Inset ceiling spotlights, door to office/playroom, breakfast kitchen and sitting room (all described later). A further door opens through to

## Cloakroom

Fitted with a low level WC and vanity wash hand basin with mixer tap and cupboard under. Radiator, ceiling light point and obscured double glazed window to side. There is potential to convert into a second bathroom.

## Sitting Room 4.54m (14ft 8in) x 3.87m (12ft 6in)

Generously sized, it is positioned to the rear of the property overlooking the garden through the double glazed patio doors to rear. Wall light points and radiator. There is the potential to reinstate the former fireplace.

## Playroom/Study 3.75m (12ft 1in) x 3.04m (9ft 10in)

Double glazed window to front overlooks the foregarden. Being a versatile space with ceiling light point, coving to ceiling and radiator. There is potential for this room to be used as a fifth bedroom with use of the converted downstairs bathroom.

## Breakfast Kitchen 7.36m (23ft 9in) x 2.73m (8ft 10in)

A wonderful open family orientated space offering a range of solid wood drawer and cupboard base units with rolled edge worktop over and matching wall units with corner shelving. A one and a half bowl sink unit with mixer tap





and drainer is set under a double glazed window to front overlooking the foregarden and there is a further double glazed window to side. There is an integrated four ring gas **HOB** with extractor over, Bosch eye level **DOUBLE OVEN** and **WINE COOLER**. Space for american style fridge/freezer and connection point for automatic undercounter washing machine and full sized dishwasher. Tiled splashbacks, ceiling light point, radiator, tiled flooring flows throughout this area. Useful understairs storage cupboard with folding doors and radiator. Feature archway through to utility (described later) and double doors with glazed insets open through to

#### **Dining Room 2.73m (8ft 10in) x 3.72m (12ft) maximum**

Positioned to the rear of the property overlooking the garden through the double glazed double doors with matching side panels. A convenient room situated adjacent to the kitchen. Ceiling light point, coving to ceiling, radiator.

#### **Utility Space**

Accessed from the kitchen via a feature archway and having a double glazed UPVC pedestrian door giving access to garden and further double glazed window to side. Floor mounted Worcester boiler with worktop over. Further space for kitchen white goods. Ceiling light point. Wood effect laminate flooring.

#### **First Floor Landing**

Loft access point, centrally boarded following full programme of works including both new roof and ceiling insulation with a light point. Radiator, double glazed window to front, inset LED downlighters and doors opening through to

#### **Bedroom 1 3.18m (10ft 3in) x 2.71m (8ft 9in)**

Double glazed window to front, inset ceiling LED downlighters, radiator.

#### **Bedroom 2 3.54m (11ft 5in) x 2.97m (9ft 7in)**

Double glazed window to front, inset LED downlighters. Radiator.

#### **Bedroom 3 2.89m (9ft 4in) x 2.99m (9ft 8in)**

Positioned to the rear of the property with double glazed window, inset LED downlighters and radiator.

#### **Bedroom 4 2.53m (8ft 2in) x 2.22m (7ft 2in)**

Double glazed window to rear, inset LED downlighters and radiator.

#### **Family Bathroom**

Fitted with a white close coupled WC, vanity wash hand basin with mixer tap and cupboards, panelled bath with mixer tap and shower head fitment. Thermostatic controlled shower over. Walls finished in complimentary tiling. Chrome wall mounted heated towel rail and LED downlighter. Useful storage cupboard to one wall. Further double glazed window to rear.

#### **Outside**

The garden wraps around the property to two sides having a lovely patio area extending away from the sitting room doors making a wonderful seating area part of which is under a wooden covered gazebo. The lawn continues to the rear and around to the left hand side of the property with planted shrub beds. From the utility room a paved and slate chipped path leads through to

#### **Home Office/Studio 2.01m (6ft 6in) x 2.61m (8ft 5in)**

Of wood construction under a pitched roof, insulated with double glazed window and accessed via double glazed double doors, being a flexible and versatile space with light and power.

The garden is enclosed by a fenced perimeter and benefits from outside water tap and sensored light points. A wooden pedestrian gate opens to the rear driveway and allows further parking for vehicle and giving access through to

#### **Single Garage 5.21m (16ft 10in) x 2.53m (8ft 2in)**

Having an up and over door to front, obscured double glazed window to rear, light and power.



## Directions

From Junction 7 of the M5 motorway head south on the Pershore Road, the B4084 for 1.2 miles. On entering the roundabout by Parkway railway station take the first exit, proceed and continuing along the B4084 for a further 2.7 miles where you will enter the village of Drakes Broughton and turn left into Stonebow Road. Proceed for 0.5 miles where the property can then be found on the right hand side of the road, as indicated by the agent's for sale board and on the corner of Stonebow Road and Shrubbery Road.



## Services

We have been advised that mains services are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

## Tenure

We are advised (subject to legal confirmation) that the property is freehold.

## General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

## Viewing

By appointment to be made through the Agent's Malvern Office, Tel: 01684 892809

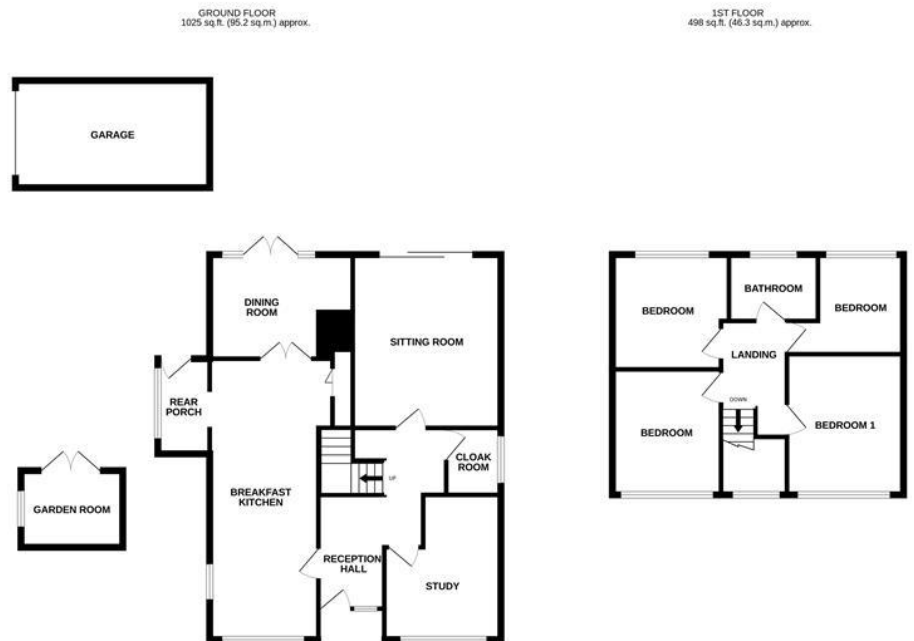
## Council Tax

COUNCIL TAX BAND "D"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

## EPC

The EPC rating for this property is C (69).



TOTAL FLOOR AREA: 1523 sq ft. (141.5 sq m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.