



# Seaford Lane, Naunton Beauchamp

Asking Price: £400,000

- Three bedroom semi-detached house surrounded by countryside and far reaching views to the Malvern Hills
- Renovated by the current owners
- Superb mature front and rear gardens with pond and water feature
- Dual aspect lounge/dining room with wood burning stove
- Newly fitted kitchen with breakfast bar and integrated appliances
- Sun room with French door to the garden
- Family bathroom and downstairs cloakroom
- Workshop with light and power, shed with functioning bar

**Nigel Poole  
& Partners**

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Naunton Beauchamp

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**\*\*THREE BEDROOM SEMI DETACHED HOUSE SURROUNDED BY COUNTRYSIDE AND FAR REACHING VIEWS TO THE MALVERN HILLS.\*\*** Entrance hall; lounge/ dining room with wood burning stove; kitchen with breakfast bar and integrated appliances; sun room; cloakroom; three bedrooms (two double and one single room); family bathroom. Superb landscaped and planted fore and rear gardens with mature fruit trees and pound with water feature. Workshop, which could be used as a home work office or summer house and functioning bar both with light and power. Naunton Beauchamp is a village and is also a civil parish within Wychavon district in Worcestershire. There is good local network of footpaths, bridleways and cycling routes. Naunton Beauchamp's church, St. Bartholomew C of E Church is a Grade II\* listed building. The village is about four and a half miles from the market town of Pershore which is on the banks of the River Avon, steeped in Georgia architecture with an abundance of retailers, doctors surgeries, eateries and the stunning Pershore Abbey and parks. The city of Worcester and the M5 motorway are about 9 miles away.

## Front

Gated pathway leading through the front garden with a variety of mature planted borders including pear and apple trees. Gravel borders with seating areas. Wooden decking and steps to the front door.

## Entrance Hall

Composite and obscure double glazed entrance. Double glazed circular window to the side aspect. Oak effect and glazed door to the lounge/dining room. Stairs rising to the first floor. Pendant light fitting.

## Lounge/Dining Room 21' 6" x 17' 7" (6.55m x 5.36m)

Max

Double glazed sliding door to the front aspect. Double glazed window to the side aspect. Log burner with hearth and oak mantle. Under stairs cupboard with light and power. Electric heaters. Pendant light fitting. Door into the kitchen.



## Kitchen 14' 4" x 9' 10" (4.37m x 2.99m) Min

Double glazed windows to the side and rear aspect. Range of wall and base units surmounted by work surface with breakfast bar area. Aqua boarded walls. Integrated fridge/freezer, dishwasher, electric hob with extractor above, oven and microwave. Space and plumbing for a washing machine and tumble dryer. Ceiling down lights. Plinth heaters. Double glazed door to the summer house.

## Summer Room 13' 11" x 8' 1" (4.24m x 2.46m) Min

Double glazed door to the side aspect; double glazed windows to the side and rear aspect. Ceiling down lights. Door into the cloakroom.



## Cloakroom 3' 10" x 3' 1" (1.17m x 0.94m)

Pedestal hand wash basin; low level w.c. Ceiling down lights.

## Landing

Double glazed window to the side aspect. Doors into the bedrooms and bathroom. Pendant light fitting. Access to the loft.

## Bedroom One 11' 9" x 8' 11" (3.58m x 2.72m) Max

Double glazed window to the rear aspect, with views to the open countryside and Malvern Hills. Two built in wardrobes with mirrored sliding door. Pendant light fitting. Electric radiator.



## Bedroom Two 10' 2" x 9' 4" (3.10m x 2.84m)

Double glazed window to the front aspect. Two built in wardrobes with mirrored sliding doors. Pendant light fitting. Electric radiator.



## Bedroom Three 8' 6" x 7' 11" (2.59m x 2.41m)

Double glazed window to the rear aspect, with views to the open countryside and Malvern Hills. Pendant light fitting

## Bathroom 8' 0" x 5' 5" (2.44m x 1.65m) Max

Obscure double glazed window to the front aspect. Panelled bath with mixer tap and hose attachment; over head 'Triton' electric shower with glass screen; vanity hand wash basin with mixer taps and anti-fog LED illuminated mirror above; low level w.c. Ceiling down lights. Extractor fan. Aqua boarded walls and tile effect flooring. Airing cupboard housing the electric immersion boiler.

## Rear Garden

Wooden decking seating area with mature planted borders, including a well established rose bush. Pond with water feature and wooden bridge over to the workshop with light and power (can be used as a home office or summer house). Shed functioning as a bar with light and power. Wooden log store. Gated access to the front.

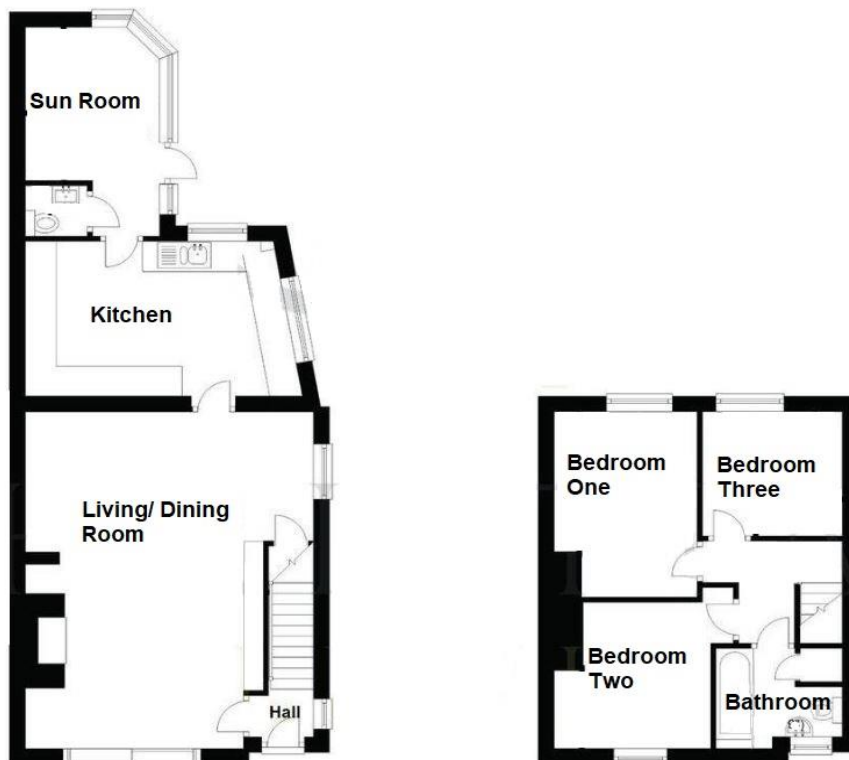


Tenure: Freehold

Council Tax Band: C

### Broadband and Mobile Information:

To check broadband speeds and mobile coverage for this property please visit: <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode WR10 2LN



Total area: approx. 90.6 sq. metres (975.1 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



### Identity Checks

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