



ESTATE AGENTS

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Avonwood,
Field Barn Lane,
Crophorne,
Worcestershire.
WR10 3LY

For Sale

Price £580,000



A DETACHED AND GENEROUSLY PROPORTIONED FOUR BEDROOM BUNGALOW INCLUDING LOFT CONVERSION AND CONSERVATORY TO THE REAR. SET IN GOOD SIZED GARDEN WITH DRIVEWAY, AND GATED OFF-ROAD PARKING, DETACHED DOUBLE GARAGE, APPROX. ONE THIRD OF AN ACRE

Reception Hallway, Shower Room, Separate Dining Room, Lounge, Fitted Kitchen/Breakfast Room, Utility Room, Conservatory, Four Bedrooms, Three with En-Suites, Front Driveway, Detached Double Garage, Generous Garden, Garden Stores.

Residential Sales Particulars

Gavimir, Field Barn Lane, Cropthorne, Worcestershire WR10 3LY

Situation

Gavimir is a generously planned and extended bungalow incorporating the loft conversion creating two en-suite bedrooms. The bungalow is detached and set in approximately one third of an acre with pillared access onto tarmac driveway. There is detached double garage with individual automatic electric doors and loft storage area. This property has LPG supply fuelling the Worcester boiler which provides wet radiator central heating and mega-flow pressurised hot water system. There is separate dining room, dual aspect lounge with prominent stone fireplace, fitted kitchen/breakfast room with modern units, granite worktop surfaces and ample storage cupboards, generous breakfast area and a larder cupboard. There is large conservatory off the breakfast room and a useful utility room with side access off the drive.

Cropthorne is a desirable village with picturesque church and village recreation park and active hall. This attractive village has Grade II listed thatched properties, black and white cottages and dates back to early origins when these local villages traded from the River Avon with Evesham to the east and Worcester to the west and Tewkesbury with its Abbey to the south.

The historic market town of Pershore is Georgian styled and provides high street shopping facilities and supermarket together with an indoor market and leisure complex. The river Avon runs to the east of the town lending itself to scenic walks and leisure pursuits. There are two medical centres and hospital and town library, together with excellent educational facilities within the area. Pershore has Number 8 which is run by voluntary help and provides theatre activities, a cinema, ballet and yoga classes and is very much a part of Pershore community living.

The new Worcestershire Parkway Station has been developed to improve the access and destinations to the southwest, the northeast, London and the Thames Valley, so significantly enhancing Worcestershire's connectivity to outlying regions. The motorway is approximately twelve miles distant at Worcester junction 7 of the M5, bringing Birmingham to the north and Bristol to the south within commutable distance. Other main centres are Stratford-upon-Avon with the theatre and racecourse, Cheltenham with National Hunt horseracing, the Everyman Theatre and superb main shopping facilities. Worcester with its famous Cathedral and equally famous cricket club together with the River Severn and pedestrianised shopping centre.

Viewing

All enquiries should be made to the sole agents Bomford & Coffey. Our opening hours are 9:00am to 5:30pm Monday to Friday and 9:00am to 1:00pm Saturdays or by appointment for weekend viewings.

Estate Agents Act 1991 (Misrepresentations Act 1967)

(Conditions under which particulars are issued)

Messrs Bomford & Coffey for themselves and for the vendors of this property whose agents they are, give notice that these particulars, though believed to be correct do not constitute part of an offer or contract, that all statements in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property.

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Property Comprises

Entrance Porch

double-glazed panels.

with lantern light, quarry tiled access to secure front door with opaque

Reception Hallway

with coved ceiling and central light point. Wall mounted thermostatic control, panelled radiator and multi socket power points.

with coved ceiling and central light point. Wall mounted thermostatic control, panelled radiator and multi socket power points.

Shower Room

with recently fitted walk-in shower with glazed shower screen and plumbed-in shower, shower seat. Vanity unit with granite top surfaces with inset handwash basin and concealed cistern low flush WC. Shaver point and partial ceramic tiled surrounds. Opaque glazed window, inset ceiling lights and panelled radiator. Sealed floor covering, extractor fan and pull cord switch.



Separate Dining Room

measuring approximately 11'4" x 12'10" (3.45m x 3.91m) with front elevation window, wall light points and coved ceiling. Multi socket power point, panelled radiator and dimmer switch.

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Double doors lead into

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Lounge measuring overall approximately 21'7" x 13'9" (6.58m x 4.19m) with feature exposed stone fireplace and stone hearth. Panelled radiators and multi socket power points. Front elevation double glazed windows. Coved ceiling and inset ceiling lights, wall and pendant lights. TV aerial socket. Double glazed double doors lead out to paved rear terrace.



From the dining room there is door into

Fitted Kitchen/Breakfast Room measuring overall approximately 24'9" x 9'9" (7.54m x 2.97m) having range of kitchen units with granite worktop surfaces and storage cupboards under, built-in dishwasher, porcelain double sink unit with mixer tap. Rear elevation windows with blinds. Ample multi socket power points. Belling range cooker with extractor hood over and granite splashback. Wall mounted storage cupboards and inset ceiling lights. Useful under stair pantry cupboard and separate larder cupboard with shelving and automatic lights. **Breakfast area** with further worktop surfaces and storage cupboards plus wall cabinets. Built-in fridge, TV aerial socket, ample power points and panelled radiator. Wall mounted wine and plate racks.



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Kitchen/Breakfast Room



Utility Room measuring approximately 5'9" x 6' 2" (1.75m x 1.88m) with single drainer stainless steel unit, worktop surface with ceramic tiled surrounds. Wall mounted boiler (Worcester) with 24-hour time control and fitted shelving. Consumer unit and security alarm console, ceiling light, half double-glazed side access door.



Leading off the breakfast room there is

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Conservatory measuring approximately 14'7" x 12'3" (4.45m x 3.73m) with double glazed panels over brick plinth, quarry tiled sill, polycarbonate roof with automatic vent. Window blinds, power points and ceiling lights. Glazed double doors lead out to the rear garden.



Bedroom One measuring overall approximately 12'0" x 15'0" (3.66m x 4.57m) with dual aspect windows, panelled radiator, multi socket power points, coved ceiling and central light point.



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En-Suite Bathroom comprising panelled bath with mixer tap and telephone handle shower attachment. Vanity unit with inset handwash basin having mixer tap and concealed cistern low flush WC. Panelled radiator, opaque glazed window with blind. Ceramic tiled surrounds. Upright electric towel rail, coved ceiling and light. Access hatch to roof void. Mirror fronted cabinet with light over and internal shaver points.



Bedroom Two measuring approximately 8'7" x 11'9" (2.62m x 3.58m) with side elevation window with blind. Panelled radiator, coved ceiling, light and power points.



From the reception hall, stairs with bannister rail leads up to first floor.

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Landing with fitted shelving, eaves storage, BT socket and power points, Velux roof light window.

Bedroom Three measuring approximately to eave height, 13'3" x 12'9" (4.04m x 3.89m) with sloping ceiling and Velux roof light windows. Inset ceiling lights and panelled radiator. Built-in storage cupboards and wardrobes, shaver point and TV aerial socket.



En-Suite Shower Room with Velux roof light window, handwash basin and low flush WC. Ceramic tiled surrounds, panelled radiator. Gainsborough electric shower with shower curtain and rail. Inset ceiling lights, extractor fan and shaver point.



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Bedroom Four being L-shaped, measuring overall approximately 14'0" x 12'0" (4.27m x 3.66m) maximum to eave height with multi socket power points, TV aerial socket, fitted storage and wardrobe cupboards. Velux roof light windows and inset ceiling lights. Sloping ceilings and panelled radiator.



En-Suite Shower Room with further Gainsborough fitted electric shower, ceramic tiled surrounds. Inset ceiling lights, extractor fan and panelled radiator. Low flush WC and wall mounted handwash basin. Ceramic tiled surrounds, Velux roof light window, shaver point and wall mirror.



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Outside the Property

With access drive through pillared entrance onto tarmac driveway, ample off-road parking. Pleasant frontage with seasonal flowerbeds, cherry tree, rose bed and lawned area.

Inner gates enclose the driveway to the



Detached Double Garage measuring internally approximately 18'4" x 15'10" (5.59m x 4.83m) with individual automatic roller doors. Light and power is connected. Access hatch to roof storage area and courtesy side door.



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Rear Garden

To the rear of the property there is paved area and covered storage. There is further storage to the side of the garage. Timber garden store (8'0" x 12'0" approx. 2.44m x 3.66m) and connected to power. Good size rear garden laid to lawn with mature trees and enclosed by close boarded fencing. There is outside tap and weather light. There is further mains tap by the side door of the utility room.



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Services: Mains water, electricity and drainage are connected to this property. LPG fired central heating. Telephones and extension points are subject to BT transfer regulations.

Fixtures & Fittings: Only those items specified in these details are included in the sale of the property.

Tenure: The property is freehold

Local Authority: Wychavon District Council,
The Civic Centre,
Station Road,
Persnore
WR10 1PT Telephone 01386 565000

Council Tax: **Band F**

GROUND FLOOR



1ST FLOOR

