



ESTATE AGENTS

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20 Lower Drive,
Besford,
Worcestershire.
WR8 9AH

For Sale

Price £595,000



**A DISTINCTIVE FOUR BEDROOM WELL PRESENTED
DETACHED PROPERTY OF APPRX 2000 SQ FT SET ON THE
PRESTIGIOUS BESFORD COURT ESTATE**

**Entrance, Reception Hall, Cloak Room, Lounge, Separate Dining
Room, Fitted Kitchen/Breakfast Room, Day/Breakfast Room,
Conservatory, Utility Room, Four Bedrooms, Two Ensuite With
Dressing Rooms, Two Further Bedrooms, Family Bathroom, Gardens,
Detached Double Garage And Front Driveway.
Council Tax Band: G, EPC: E (49)**

Residential Sales Particulars

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Situation

Lower Drive is part of the Besford Court Estate which stands in approximately 35 acres of managed grounds which include the use of a tennis court and scenic walks through wooded areas and surrounding countryside. The Court dates back to the early 16th century and lately was owned by the catholic church and used as a school for underprivileged children to teach them a trade. The site was then developed in 2001 to create this development in a wonderful rural setting.

Number 20 is a detached property with the accommodation planned over three floors with master suite on the top floor having dressing area and wardrobe storage and En suite to the main bedroom. On the first floor there are three bedrooms, the guest bedroom has dressing room with wardrobe storage and an En suite. There is family bathroom and two further bedrooms on this floor. On the ground floor, there is reception hall with cloak room, the lounge having dual aspect windows and a separate dining room, a good-sized fitted kitchen/breakfast room with integral appliances and a useful utility room. Of the kitchen there is day/breakfast room together with sliding door into conservatory which overlooks the garden. To the front of the property there is driveway, turning space and detached double garage. The grounds are beautifully kept and the estate is well managed by the residents.

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 nine 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.

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Property Comprises

Entrance with secure front door, security locks and spy-hole.

Reception Hallway with panelled radiator, pendant light and coved ceiling, BT point, power points and laminate floor covering. Useful under stair storage cupboard, wall mounted thermostatic control, coat hooks on rail. Stairway leading to first floor and light oak doors off to

Cloak Room with white suite of pedestal hand wash basin, panelled radiator, low flush WC and ceramic tiled surrounds, inset ceiling lights, extractor fan, consumer unit and laminate floor covering.



Lounge measuring approximately 17'5" x 11'5" with dual aspect windows with blinds, panelled radiator, multi socket power points, stone fireplace with surround and mantle shelf. Gas fire inserted. Ceiling rose with pendant light and coving.



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Dining Room measuring approximately 14'10" x 8'6" front elevation window with roller blind, panelled radiator, multi socket power points. Moulded rose with pendant light and coving.



Door into

Fitted kitchen / Breakfast Room measuring overall approximately 13'6" x 11'6" with range of fitted kitchen units comprising work top surfaces, drawers and storage cupboards under. Granite surround to 4-burner gas hob with stainless steel / glazed extractor hood and down lights over. Oven, fitted grill and microwave. Useful storage drawers, integral dishwasher, built-in fridge / freezer. Upright larder cupboard. One and a half bowl stainless steel sink unit with mixer tap. Rear elevation window with roller blind, worktop surface down lights, wall mounted storage cupboards, glazed shelf and inset ceiling lights. Ceramic floor covering, panelled radiator and base level electric fan heater.



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Door into

Utility Room measuring approximately 4'8" x 7'7" rear elevation window with roller blind. Half panelled glazed side access door and ceramic floor covering. Plumbing for automatic washing machine. Built-in single drainer stainless steel sink unit with storage cupboard under. Wall mounted storage cupboards, extractor fan, ceiling light and partial tiled surrounds. Useful work top surface area with plumbing for washing machine under. Further base level storage cupboard, wall mounted Worcester gas boiler (propane), boiler programmer, multi socket power points.

Off the kitchen

Day/Breakfast Room measuring approximately 10'3" x 8'7" with pendant light, upright panelled radiator, ceramic floor covering, light and power points.

Fully glazed double doors lead into



Conservatory

measuring approximately 9'9" x 9'6" with insulated roof and double glazed panels. Wall light point and multi socket power points. Vertical blinds and double doors lead out onto the garden patio.

From the reception hall, stairway with moulded balustrading and turned spindles leads up to

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Landing

with pendant light, ceiling rose, front elevation window with roller blind and panelled radiator.



Inner landing

having airing cupboard housing Megaflow tank and slatted shelving.

Guest Bedroom(2)

measuring approximately 12'5" x 11'1" with front elevation window with blind, panelled radiator and pendant light. Coved ceiling and multi socket power points, TV aerial socket and BT point.



Dressing Room measuring approximately 6'8" x 7' with archway through, side elevation window with roller blind and panelled radiator. Coved ceiling, pendant light and multi socket power points. Built-in wardrobe cupboards providing useful clothes storage.

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En Suite comprising white bathroom suite with pedestal hand wash basin, low flush WC and ceramic tiled surrounds and floor covering. Upright towel rail / radiator, glazed shelf, wall mirror and shaver point. Rear elevation opaque glazed window with blind. Good sized walk-in shower with sliding doors and plumbed in Mira shower with shower head on wall bracket. Fully ceramic tiled, inset ceiling lights and extractor fan.



Bedroom Three measuring approximately 9'8" x 11'8" rear elevation window with blind. Panelled radiator, built-in wardrobe cupboard with shelf and rail. Pendant light and multi socket power points.



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Bedroom Four measuring approximately 8'7" x 9' front elevation window with blind, panelled radiator, pendant light and coving. Power points and built-in wardrobe cupboard with shelf.



Bathroom comprising panelled bath with mixer tap and shower attachment, ceramic tiled surrounds. Low flush WC, vanity hand wash basin with mixer tap and useful storage drawer under. Wall light points, shaver point and upright towel rail / radiator. Rear elevation opaque glazed window with blind and ceramic floor covering. Inset ceiling lights, extractor fan. Fully glazed shower screen door to cubicle shower with plumbed in Mira shower having shower head on wall bracket.



From first floor landing, stairway with balustrading leads up to second floor.

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Master Bedroom Suite comprising

Dressing Area with built-in wardrobe cupboards, access to eave storage, Velux roof light window, further built-in individual wardrobe cupboards and pendant lights.



Bedroom One

measuring overall approximately 16'5" x 12'7" to eave height with shaped ceiling, pendant light and access hatch to roof void. Dual aspect windows and Velux roof light windows all with blinds. Multi socket power points, BT socket and panelled radiator, further eaves storage and TV aerial socket.



En Suite Bathroom

comprising low flush WC, hand wash basin with mixer tap and storage drawer under. Partial ceramic tiled surrounds. Opaque glazed dormer window with blind. Extractor fan and inset ceiling lights, wall light point and shaver point. Upright towel rail / radiator. Sliding shower screen doors to walk-in shower with plumbed in Mira shower, shower head on wall bracket. Ceramic floor covering.



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Outside the Property

Rear Garden there is pedestrian gated access on the south gable, with paved pathway around the property to bin storage area and timber garden store. There are outside power points, meter point and propane gas point. The rear garden is terraced with adjacent patio and lawned area, attractively landscaped with 2 levels having timber posts retaining the higher level which is lawned and has seasonal and evergreen borders. From the conservatory there is patio area and a further sitting area on the higher terraced garden. The garden is enclosed by timber fence and mature evergreens.



To the north gable there is further garden store and useful area for storage the planted border with Red Robin, Winter Rose and ferns.

Front of the Property there is brick paved driveway, turning space and off road parking. There is lawned and mature shrub and paved walkway to the front door. There are lantern lights and canopy.

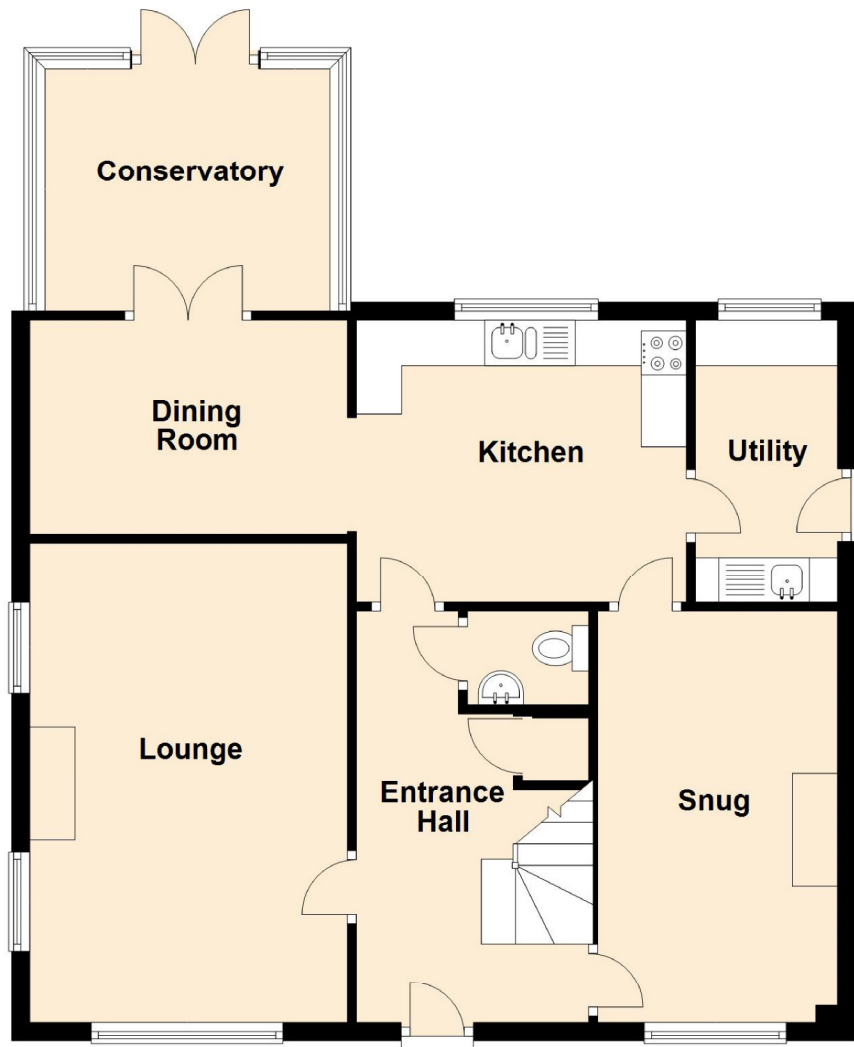
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Detached Garage measuring internally approximately 17'2" x 17'5" with individual electric up and over doors, it is connected to light and power and has lantern light to the front. There is screened frontage and lawned area down to the access road.



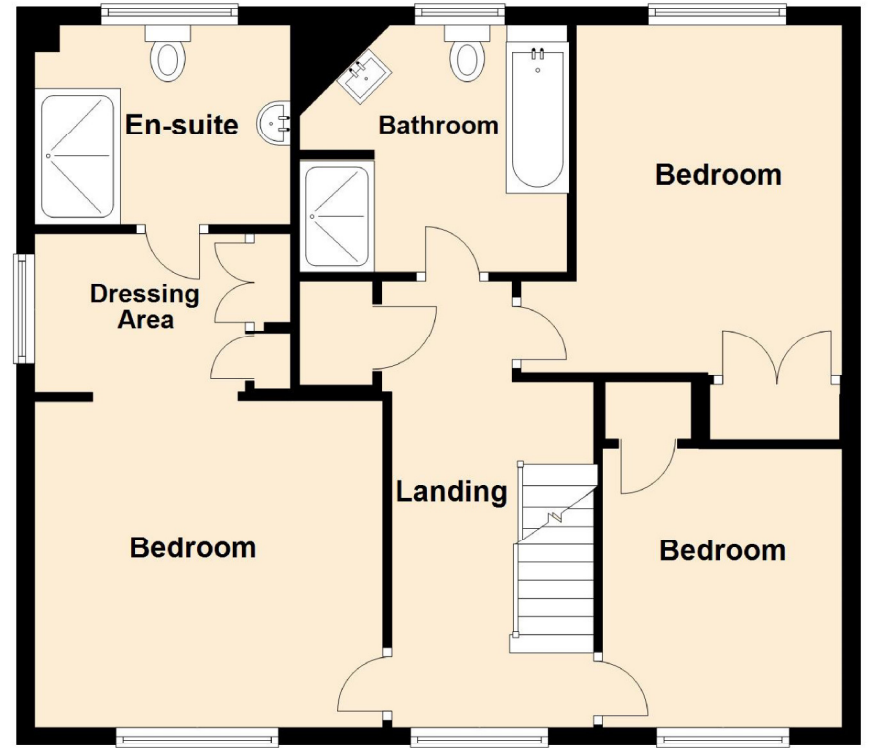
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- Services:** Mains electricity, water and drainage are connected to this property. There is propane gas for the central heating boiler. Telephones and extension points are subject to BT transfer regulations.
- Fixtures & Fittings:** Only those items specified in these details are included in the sale of the property.
- Tenure:** The property is freehold.
- Maintenance charges:** The annual charge 2023-2024 is £1,400 pa
- Local Authority:** Wychavon District Council,
The Civic Centre,
Station Road,
Persnore
WR10 1PT Telephone 01386 565000
- Council Tax:** Band G



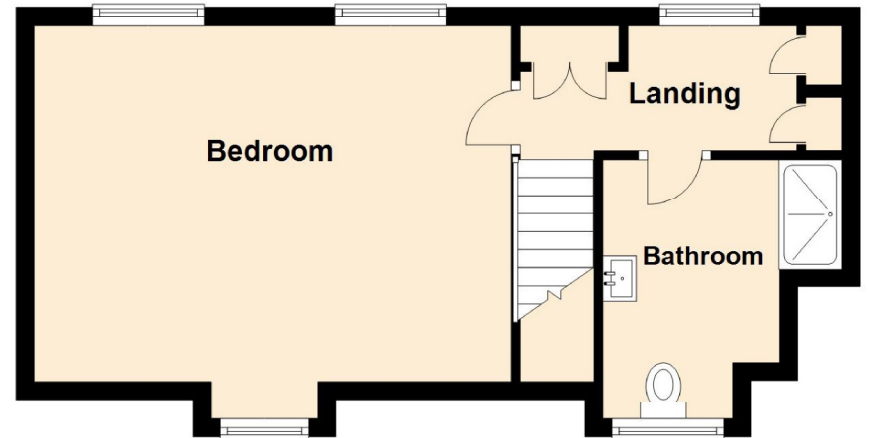
Ground Floor

Approx. 78.1 sq. metres (840.8 sq. feet)



First Floor

Approx. 69.3 sq. metres (746.2 sq. feet)



Top Floor

Approx. 35.1 sq. metres (378.3 sq. feet)

Total area: approx. 182.6 sq. metres (1965.4 sq. feet)