



ESTATE AGENTS

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Treaford Lodge,
Wick Road,
Little Comberton,
Worcestershire
WR10 3EH

For Sale

Price £485,000



AN EXTENDED DETACHED THREE BEDROOM FAMILY HOME WITH ENCLOSED PILLARED FRONTAGE, LARGE CONSERVATORY AND VIEWS OVER FARMLAND SET WITHIN THIS POPULAR BREDON HILL VILLAGE.

Entrance Porch, Reception Hall, Cloakroom, Good Sized Sitting Room, Large Conservatory, Fitted Kitchen Dining Room, Utility Room (WC), Master Bedroom With En-Suite & Dressing Room, Two Further Bedrooms, Bathroom, Attached Garage, Off-Road Parking.

EPC: C (78)

COUNCIL BAND: E

Residential Sales Particulars

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Situation

Treaford Lodge, is a re-developed three-bedroom modern property, being detached with pillared access on to forecourt and having open views across farmland to the front. The house has modern fixtures and fittings and good-sized rooms set on the outskirts of this popular Bredon Hill village and provides modern living accommodation, benefiting from a large rear conservatory, a good-sized fitted kitchen/dining room and a private rear garden. The master bedroom is a large double room, with front open views, a walk in dressing room with fitted furniture and an en-suite full bathroom. There are two cloakrooms on the ground floor and an extended reception hall, providing work from home/study space. There is mains gas central heating with the boiler situated in the loft over the garage. This interesting and well-presented property has no ongoing chain.

Little Comberton is a popular Bredon Hill village and within the catchment area for Pershore schools. The town of Pershore is approximately two miles distant. Within the village there is picturesque church, black and white houses, a manor and a tythe barn. There is a local village hall and many walks up the historic Bredon Hill and the neighbouring village of Elmley Castle has a popular village pub.

The market town of Pershore is Georgian styled and provides high street shopping facilities and supermarket together with a 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.

Off Station Road there is the railway link to London Paddington or Worcester Shrub Hill travelling onto Birmingham. The motorway is approximately nine miles distant at Worcester junction 7 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 and the Everyman Theatre and major main shopping, Worcester with famous Cathedral and equally famous cricket club together with the River Severn and good shopping centre.

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.



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Property Comprises

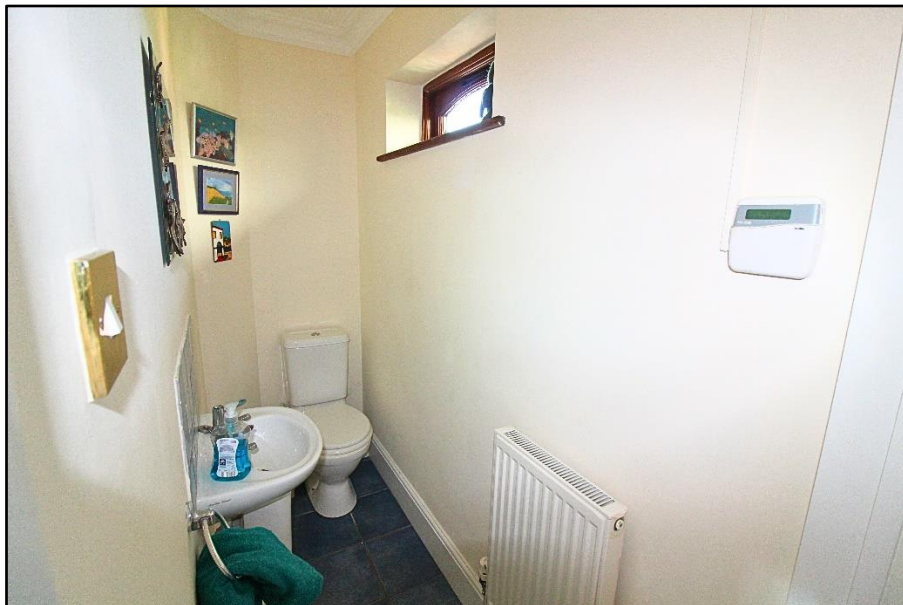
Recessed Entrance with arched fully glazed double doors to

Front Porch with tiled floor covering, coconut matwell and ceiling light to secure front door with spyhole into

Reception Hall / Study measuring overall approximately 11'8" x 11' (3.59m x 3.35m) with front elevation timber framed double glazed windows, BT point and multi socket power points. Panelled radiator, high level side elevation window, moulded coving, laminated timber floor covering and inset ceiling lights.



Cloak Room comprising pedestal hand wash basin with tiled splashback, low flush WC, inset ceiling lights and high-level window. Panelled radiator and ceramic floor covering. Glazed door lead into



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Main Sitting Room measuring overall approximately 19'9" x 16'6" (6.06m x 5.05m) (incorporating stairway to first floor). Inset ceiling lights, moulded plasterwork to coving and ceiling. Wall light points, panelled radiators, gas point to feature stone fireplace (sealed). Multi socket power points, TV aerial socket, BT socket and south elevation high level windows. Fully glazed double doors with side panels lead into



Large Conservatory measuring overall approximately 19'6" x 14'3" (5.97m x 4.35m) . Constructed of timber with double glazed panels, roof blinds to glazed panel roof with central ceiling fan. Inset ceiling lights, ceramic floor covering and multi socket power points. Under floor heating. Partially glazed double doors lead into garden. Individual thermostatic control and panelled radiator.



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From the reception hall there is archway through to

Open Plan Kitchen / Dining Room

Dining Room measuring approximately 11'2" x 11' (3.41m x 3.35m) with front elevation double glazed windows, panelled radiators, timber floor covering, multi socket power points, inset ceiling lights and ceiling rose.



Fitted Kitchen measuring approximately 12'6" x 11'2" (3.84m x 3.41m) with range of fitted kitchen units comprising central worktop unit with drawers and storage cupboards under, granite work top surface and power connected. Further work top surfaces with storage cupboards under and ceramic tiled surrounds, multi socket power points and wall mounted co-ordinated storage cupboards, shelving. Pull out larder cupboard, plumbed in dishwasher and fitted base level fridge. Oven and grill fitted microwave and 4-burner gas hob with stainless steel extractor hood over. One and a half bowl stainless steel sink unit with mixer tap – single drainer, rear elevation windows. Fully glazed double doors give access into conservatory. Panelled radiator, further inset ceiling lights and doorway through to



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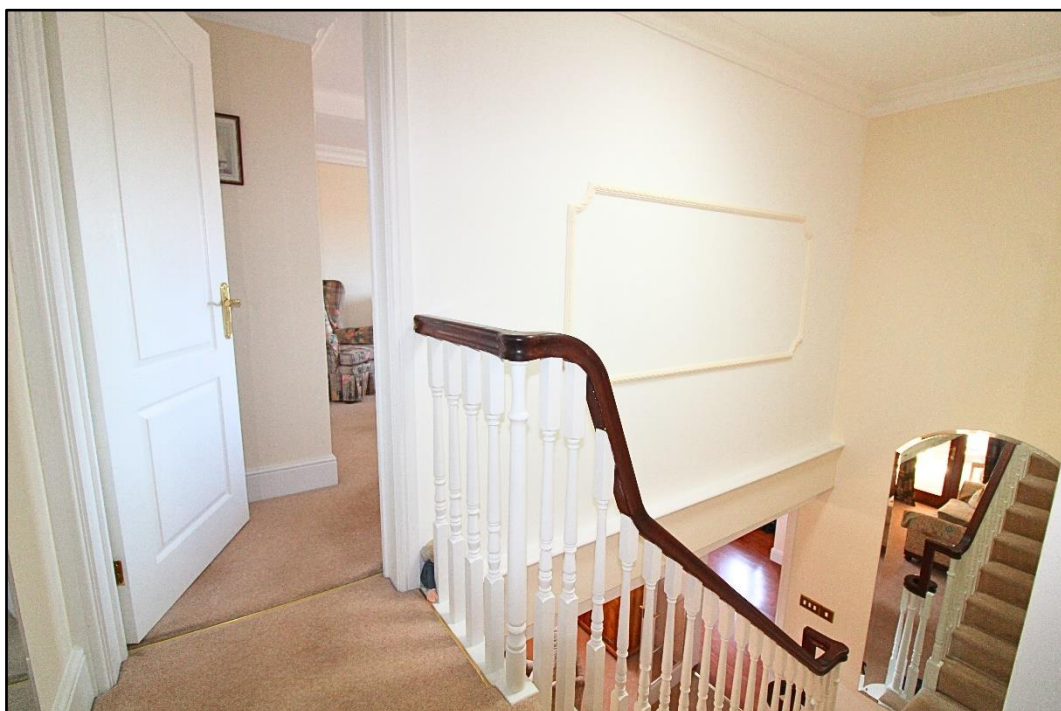
Utility Room measuring approximately 8' x 13' (2.43m x 3.96m) incorporating useful storage cupboard with hanging rails. Space for upright fridge/freezer, further granite work top surfaces and ceramic tiled surrounds. Single drainer stainless steel sink unit with mixer tap. Plumbing for automatic washing machine. Wall mounted storage cupboards. Panelled radiator, ceramic floor covering and roof light panel. Coconut mat well and panelled glazed door into rear garden.



Second Cloak Room with low flush WC, inset ceiling lights, extractor fan and ceramic floor covering.

Stairway to first floor with turned balustrading leads up to

Landing with borrowed light tube, inset ceiling lights, creative moulded plaster work and coving.



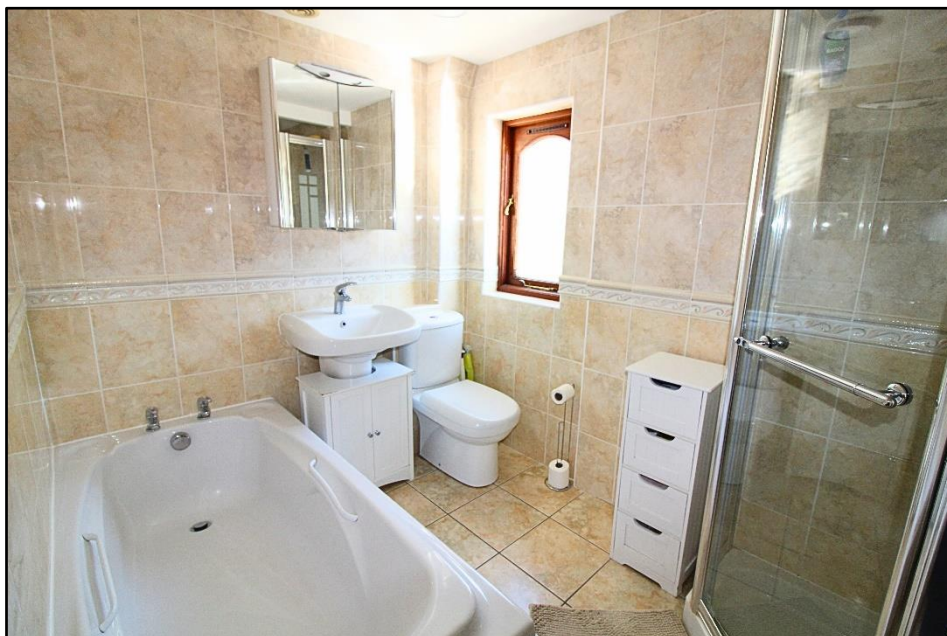
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Bedroom One measuring overall, minimum, approximately 14'5" x 11'2" (4.41m x 3.41m) . Front elevation window overlooking farmland. Inset ceiling lights, coved ceiling and panelled radiator. Multi socket power points, TV aerial socket.



En Suite Dressing Room measuring 9' x 6' (2.74m x 1.82m) with hanging space and rails, coved ceiling, inset ceiling lights, panelled radiator, multi socket power points and rear elevation double glazed window.

En Suite Bathroom comprising panelled bath, pedestal hand wash basin and low flush WC. Ceramic tiled surrounds, walk-in shower cubicle with glazed screen, plumbed in shower with manual control. Upright panelled radiator / towel rail, opaque glazed window and extractor fan. Ceiling lights and pull cord light switch.



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Bedroom Two measuring approximately 11'2" x 11'2" (3.41m x 3.41m) minimum with front elevation double glazed windows (open views), panelled radiator, coved ceiling and inset ceiling lights. Large built-in wardrobe cupboard with shelf and rail. Multi socket power points.



Off the landing there is useful cupboard with shelf

Bedroom Three measuring overall approximately 12'8" x 5'5" (3.90m x 1.67m) maximum with panelled radiator, rear elevation double glazed window and inset ceiling lights. Coving, multi socket power points and access hatch to roof void.

Bathroom comprising raised shower tray with walk-in shower and manual control. Inset ceiling lights, extractor fan and fully ceramic tiled surrounds. Low flush WC, pedestal hand wash basin and upright towel rail / radiator. Pull cord light switch.



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Outside the Property

Garage measuring overall approximately 10'8" x 18'6" (3.29m x 5.66m) connected to light and power with single folding up and over electrically operated garage door. Consumer unit and mains cold water tap. Ceiling light and power points. Access to roof void over garage with useful storage space and housing central heating gas boiler. This area is predominantly boarded with light connected and offers potential.

To the front of the property, there is laid hard standing within the perimeter of the brick wall, which has wrought iron railings and a pillared entrance which is wired for electric gates if considered.

To the rear of the property there is private garden, good sized patio and raised borders with lawned area and vegetable garden. The rear is partially walled and has timber fence with mature evergreens along the rear. There is pedestrian side access. There are outside lights and mains water tap.



Viewing

BY APPOINTMENT ONLY

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.

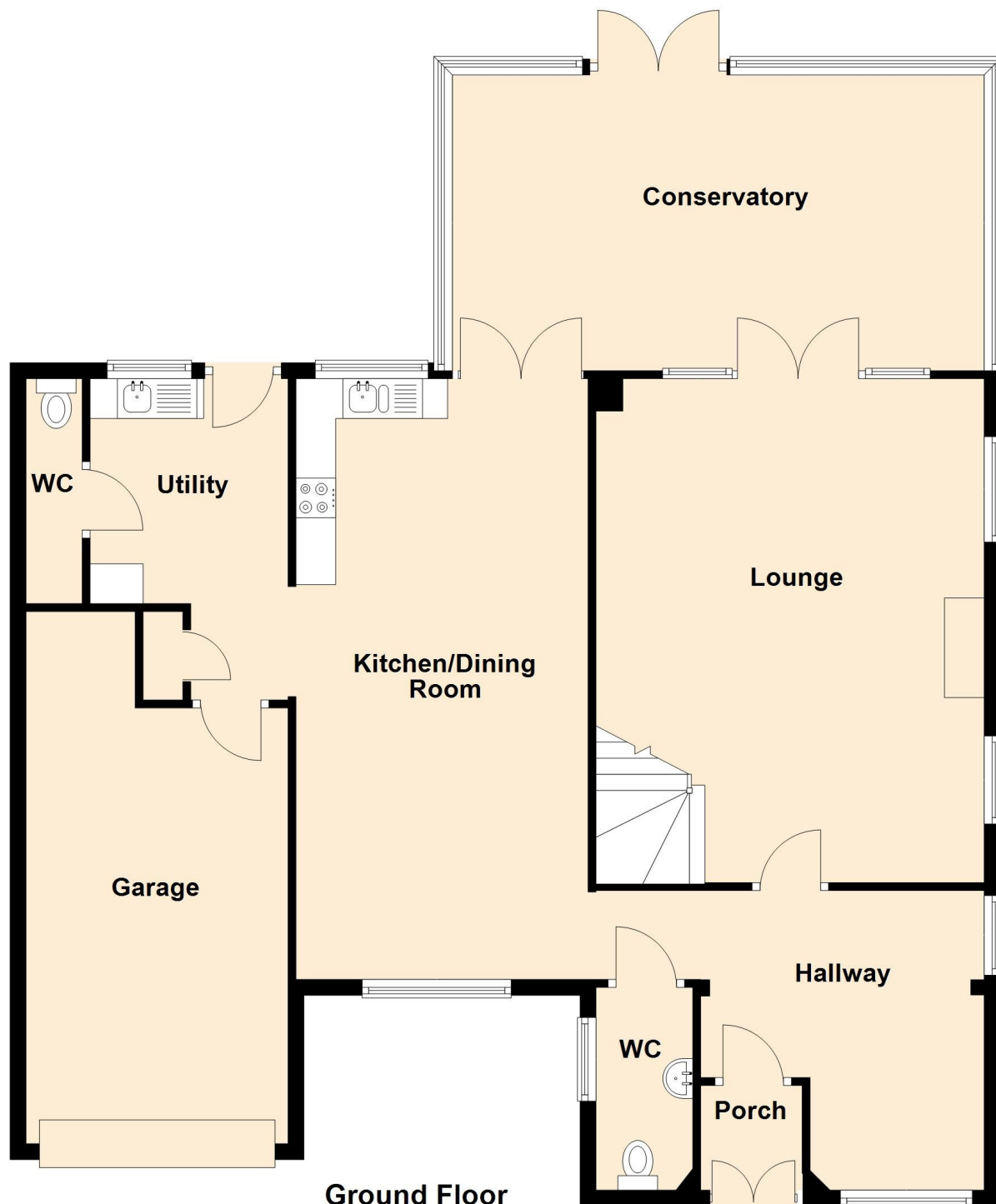
Estate Agents Act 1991 (Misrepresentations Act 1967)

(Conditions under which particulars are issued)

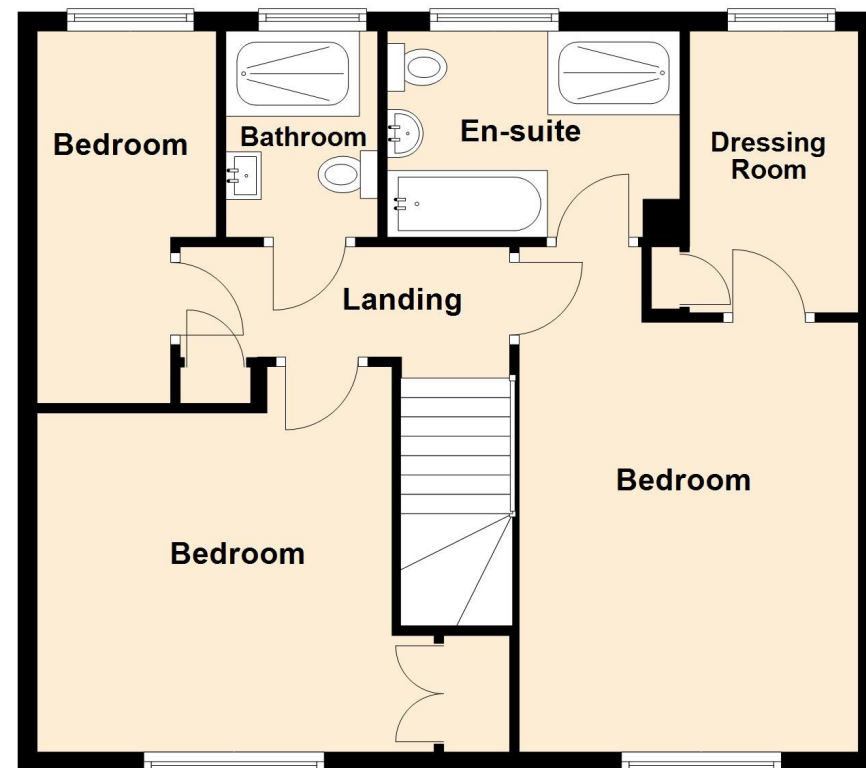
Messrs Bomford & Coffey for themselves and for the vendors of this property whose agents they are, give notice that these particulars, though believed to be correct do not constitute part of an offer or contract, that all statements in these particulars as to this property are made without responsibility 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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Services:	All mains services are connected to this property. 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, Pershore WR10 1PT Telephone 01386 565000	
Council Tax:	Band E	



Ground Floor
Approx. 136.3 sq. metres (1466.9 sq. feet)



First Floor
Approx. 65.0 sq. metres (699.7 sq. feet)

Total area: approx. 201.3 sq. metres (2166.6 sq. feet)