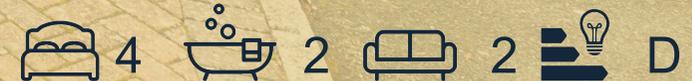




Windermere, 6 Crown Court Crown Lane, Defford, Worcester,  
WR8 9BE

Guide Price £550,000



Philip Laney & Jolly Worcestershire are delighted to offer Windermere, an impressive detached family home occupying an elevated position within the sought-after Crown Court, in the popular village of Defford.

The property has been thoughtfully updated and improved by the current vendors, offering spacious and versatile accommodation throughout. On entering the property, a welcoming hallway with understairs storage provides access to the principal ground floor rooms, including a spacious lounge, ideal for both everyday living and entertaining. There is also a separate study with built in storage, perfect for home working, along with a downstairs WC for added convenience.

A particular highlight of the home is the recently fitted, high-quality kitchen diner, which forms a true focal point of the property. This impressive space offers ample room for dining and family living and features bi-fold doors opening directly onto the beautifully landscaped rear garden, creating a seamless connection between indoor and outdoor living.

To the rear of the property, a spacious double garage provides excellent storage and benefits from internal access to a useful utility area, enhancing the practicality of the home. There is also off-road parking available to the front.

Upstairs, the sense of space continues with four well-proportioned double bedrooms. The principal bedroom is served by an upgraded ensuite bathroom, while the remaining bedrooms are complemented by a generous family bathroom. The loft is fully boarded, providing excellent storage and offering potential for further development, subject to the necessary consents.

Externally, the rear garden has been landscaped to an exceptional standard, offering a peaceful and attractive outdoor space featuring a garden pond and greenhouse, ideal for gardening enthusiasts and outdoor enjoyment.

EPC: D Council Tax Band: F Tenure: Freehold

#### Ground Floor

##### Porch

Double glazed door with glazed side panels. Three ceiling spotlights.

##### Entrance Hallway

Large understairs storage cupboard. Ceiling light point. Stairs rising to first floor.

##### Study

Double glazed window to front aspect. Radiator and ceiling light point. Door to built-in storage cupboard.

##### WC

Basin and low level WC. Radiator and ceiling light point. Extractor fan.

##### Kitchen/Dining/Sitting and Media Area

Built-in display units. Bespoke high quality wall and base units with soft close hinges. Integrated Siemens internet connected appliances including oven and microwave non conventional induction hob. Soft closing deep drawers, built in pantry cupboard and built-in wine cooler. Boiling tap. Double width free standing fridge freezer to be included. Kitchen island with integrated dishwasher and quartz worktop plus a Vorsprung pop up socket tower providing electrical sockets and USB A and C sockets. Two triple glazed Velux skylights with built in blinds and connected to the internet. Bi-fold doors with built-in blinds. Engineered oak flooring with under floor heating.

##### Utility Room

Double glazed window to rear aspect. Space and plumbing for washing machine and space for under counter fridge. Ceiling strip lights. Wall units and work surface.

##### Living Room

Double glazed bay window to the front aspect. Double glazed sliding doors to the rear. Radiator and two ceiling light points. Open fireplace with marble surround and hearth. 'Bosch' air conditioning unit.





#### First Floor Landing

Access to loft (boarded with power and light) and pull-down ladder. Ceiling light point. Doors off to all first floor rooms.

#### Bedroom One

Double glazed window to rear aspect. Built-in wardrobes and dressing table. Two ceiling light points. Radiator. 'Bosch' air conditioning unit.

#### En-suite

Obscure double glazed window to front aspect. Contemporary suite. Free standing bath. Wash hand basin. White heated towel rail. Shower cubicle with rainfall attachment. WC. Built-in vanity cupboards. Ceiling spot lights.

#### Bedroom Two

Double glazed window to front aspect. Radiator and ceiling light point. Airing cupboard with mega flow cylinder.

#### Bedroom Three

Double glazed window to rear aspect. Ceiling light point. Radiator.

#### Bedroom Four

Double glazed window to rear aspect. Radiator. Ceiling light point.

#### Bathroom

Obscure double glazed window to front aspect. Radiator. Panelled bath. Low level WC. Pedestal wash hand basin. Tiled walls. Shaver point. Light and extractor fan.

#### Garage

Electric up and over door. 'Worcester' boiler, roof storage above. Power and lighting.

#### Outside - Front

Patio area with views of Bredon Hill. Well stocked borders with automatic irrigation system and steps down to the parking area.

#### Outside - Rear

Landscaped low maintenance private rear garden. Water feature. Custom built fruit cage, Robinson Royale greenhouse with dwarf walls, sink, water and power sockets. Gated side access to both sides. Patio area. Outside tap and lighting. Programmable computer controlled Irrigation system, two external power points and oil tank. Access to storage/potting shed that benefits from light and power.

#### Tenure - Freehold

We understand that the property is offered for sale Freehold.

#### Services

Mains electricity, oil, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects. There is a 1,000 litre double banded plastic oil tank.

#### Floorplan

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.

#### Council Tax Wychavon

We understand the council tax band presently to be : F

Council Tax Band :

<https://www.gov.uk/council-tax-bands>

Wychavon District Council

<https://www.wychavon.gov.uk/benefits-and-council-tax/council-tax>

(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

#### Broadband

We understand currently the property has high speed fibre optic data connection provided by Airband and copper wire provided by EE.

You can check and confirm the type of Broadband availability using the Openreach fibre checker:

<https://www.openreach.com/fibre-checker/my-products>

#### Mobile Coverage

Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

#### Verifying ID

Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic driver's licence, etc.) and documentary proof of address (utility bill, bank/mortgage statement, council tax bill etc). We will also use a third party electronic verification system in addition to this having obtained your identity documents. This allows them to verify you from basic details using electronic data, however it is not a credit check and will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes.

#### Financial Services

Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.

If you require any mortgage assistance - please use the link :

<https://bit.ly/MortgageAdviceRequestPLJW>

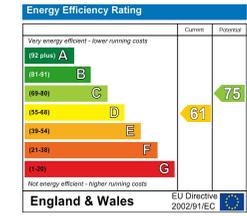
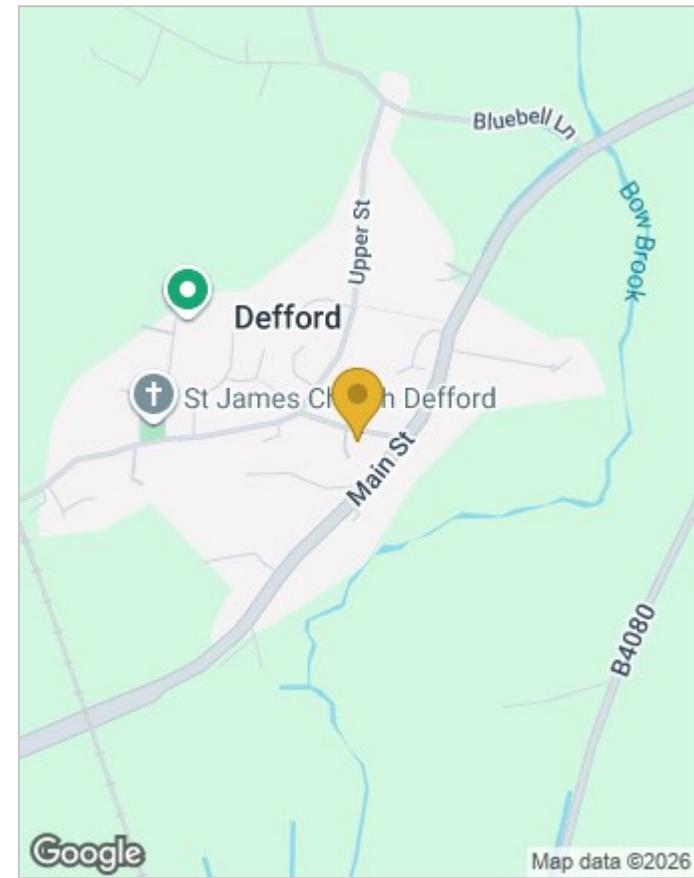
Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.

#### Parking

Parking for the property is to the front with a private driveway and access to the garage.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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## Viewing

Please contact our Worcester Office on 01905 26664 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.