



**Bretforton Road, Badsey, WR11 7XG**

**Guide price £475,000**



**\*\* Three Bedroom Detached Family Home \*\* Generous Drive \*\* Kitchen Dining Family Room \*\* Plus Separate Dining Room and Living Room \*\* Two Bathrooms \*\* A Range Of Outbuildings \*\* Landscaped Gardens \*\* Former Well-Regarded Village Shop \*\***

This attractive three-bedroom detached home, formerly a well-regarded village shop, is set within the sought-after village of Badsey and benefits from generous driveway parking for multiple vehicles. The property offers well-balanced and versatile accommodation, including a spacious kitchen, dining and family room forming the heart of the home, fitted with a range of wall and base units, integrated appliances, dual-aspect windows and bi-fold doors opening directly onto the garden. Further features include a separate living room and dining room, a ground floor shower room, three well-proportioned bedrooms, two with fitted wardrobes, and a family bathroom with bath and separate shower. A range of outbuildings provides excellent flexibility for home offices, studios or hobbies, while outside the landscaped, fully enclosed garden features decking, lawn, planted borders and a corner gazebo, creating an ideal space for both entertaining and everyday enjoyment.



This attractive and well-presented three-bedroom detached home is set within the peaceful and highly regarded village of Badsey, offering a wonderful sense of space, privacy and flexibility.

The property enjoys a generous frontage with driveway parking for multiple vehicles, creating a smart and welcoming first impression. The accommodation extends to approximately 2,052 sq ft and is thoughtfully arranged over two floors.

Upon entering, a bright and welcoming entrance hall provides access to the principal reception spaces. To the front, the living room offers a comfortable and relaxing retreat, while a separate dining room provides an ideal setting for entertaining and family gatherings.

To the rear, the kitchen, dining and family room forms the true heart of the home. Fitted with a range of wall and base units and integrated appliances, the space is perfectly suited to modern family living. Dual-aspect windows and bi-fold doors allow natural light to flood the room and open directly onto the garden, creating a seamless connection between indoor and outdoor living. A ground floor shower room is conveniently positioned off the dining room, adding valuable practicality.

A standout feature of the property is the range of outbuildings, currently arranged as a workshop, stores and additional rooms, offering excellent versatility. These spaces are ideal for home offices, studios, playrooms or creative rooms, and provide fantastic flexibility to suit modern lifestyles.

The first floor comprises three well-proportioned bedrooms, all served by a stylish family bathroom fitted with a standalone bath, separate shower, wash basin and WC.

Outside, the property continues to impress with a beautifully landscaped and fully enclosed garden, arranged with decked seating areas, a generous lawn, well-stocked planted borders and an abundance of established greenery. A corner gazebo creates a charming focal point and an inviting space for outdoor dining, entertaining or quiet relaxation.

Badsey is a sought-after village offering a strong sense of community, with two pubs serving food, a village shop, first school, children's play area and a variety of countryside walking routes, all within walking distance of the property.

#### **Hall**

**Living Room** 13'0" x 22'1" (3.97m x 6.74m)

**Dining Room** 12'1" x 9'6" (3.69m x 2.92m)

**Kitchen/Family Room** 17'10" x 21'7" (5.46m x 6.60m)

#### **Landing**

**Bedroom 1** 12'1" x 12'5" (3.69m x 3.81m)

**Bedroom 2** 13'0" x 11'0" (3.97m x 3.37m)

**Bedroom 3** 9'10" x 10'9" (3.01m x 3.29m)

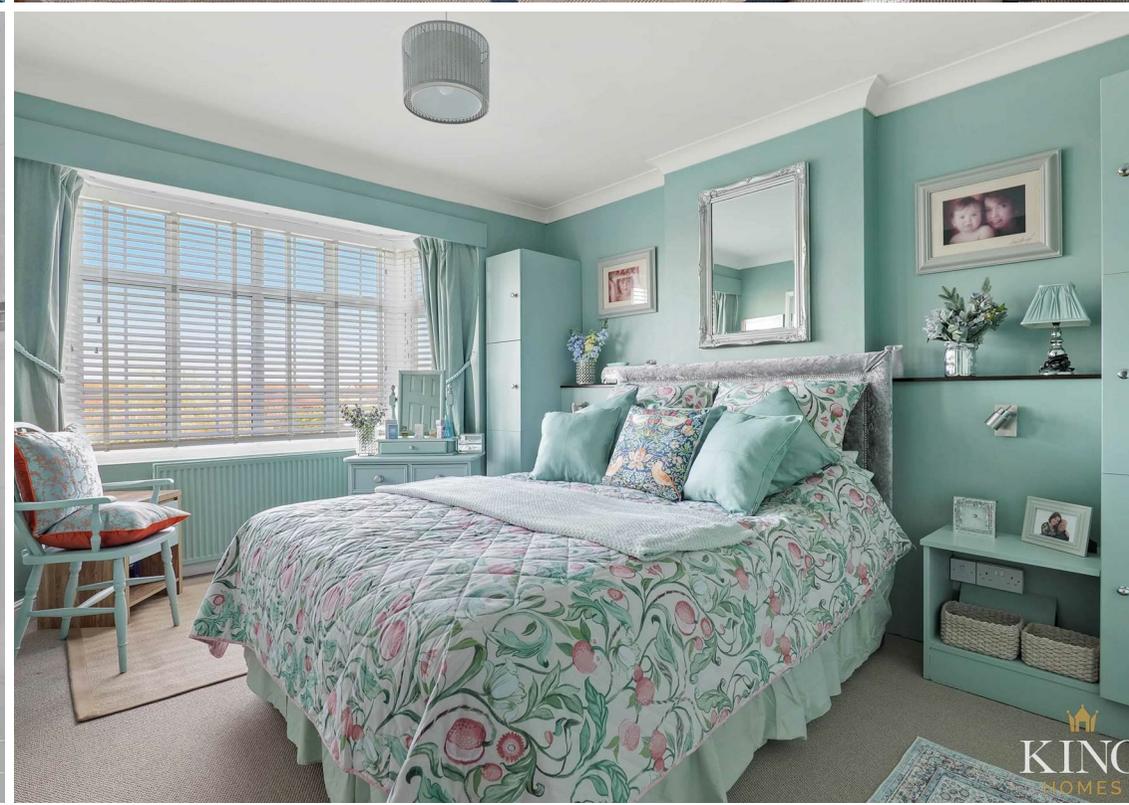
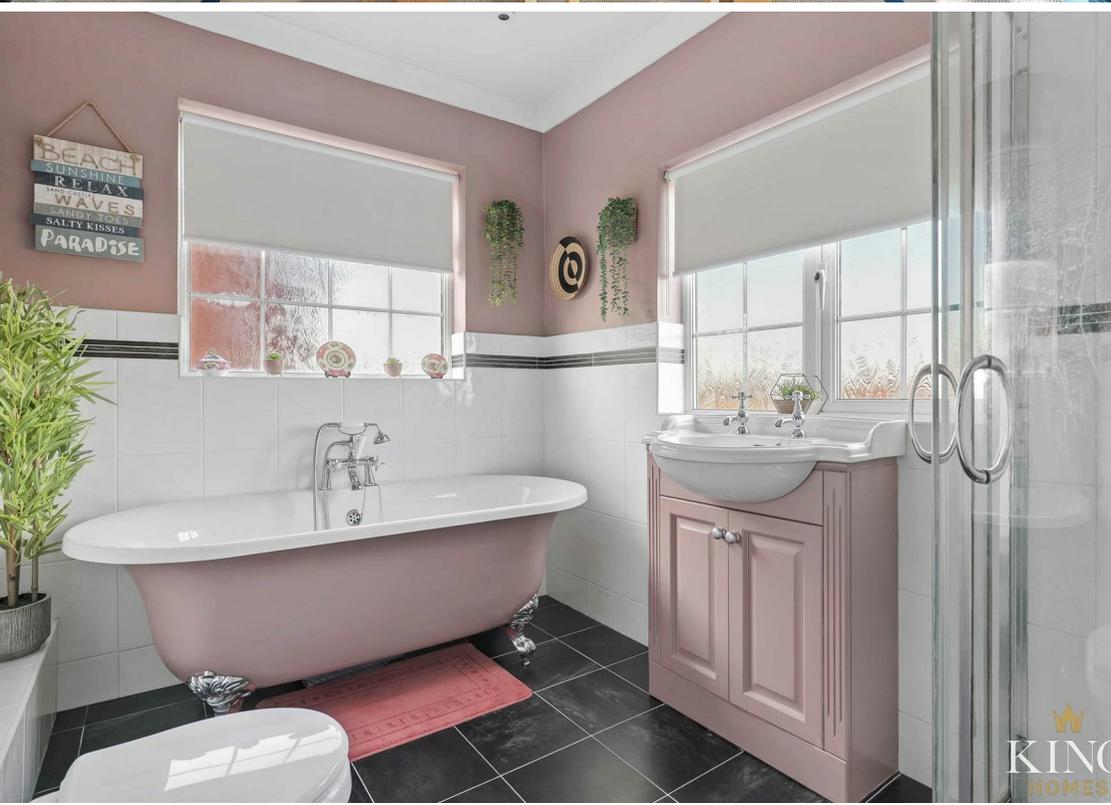
**Bathroom** 6'11" x 9'3" (2.13m x 2.83m)

**Outhouse** 11'0" x 15'9" (3.36m x 4.81m)

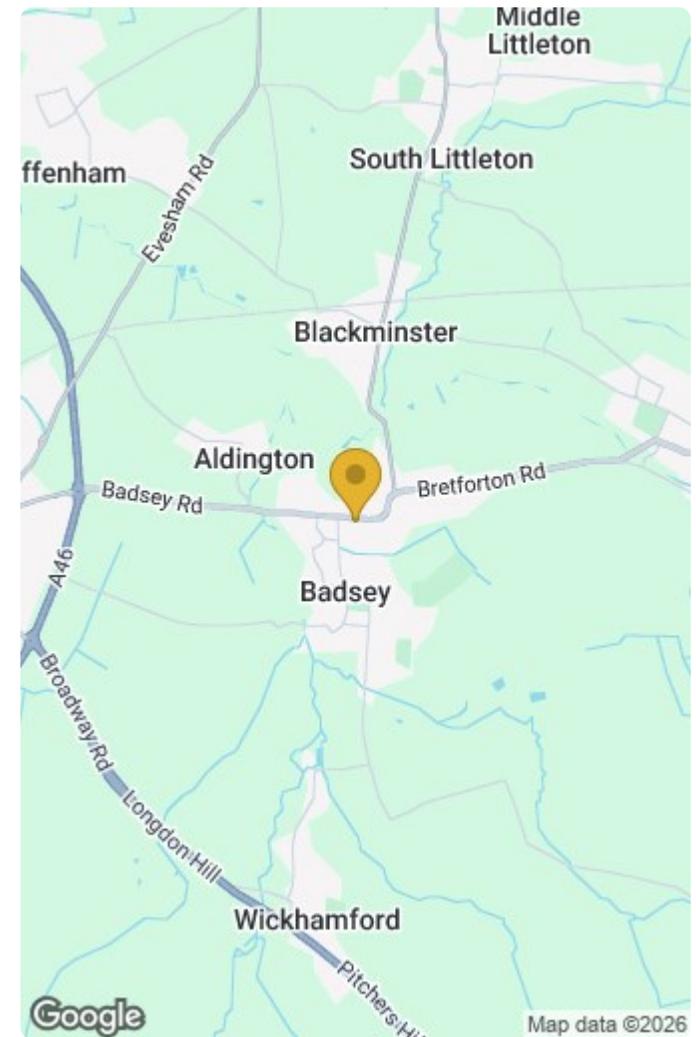
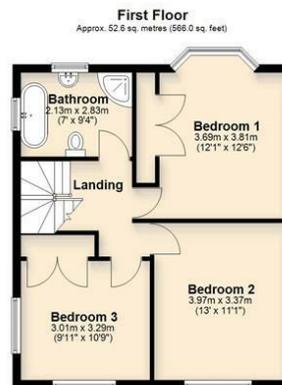
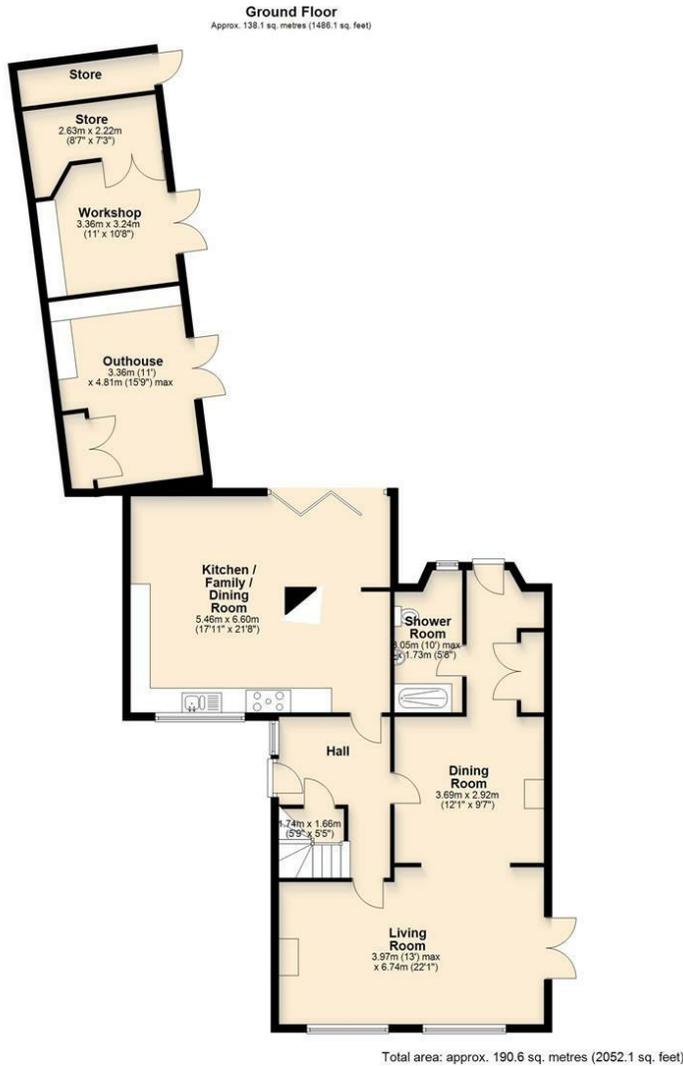
**Workshop** 11'0" x 10'7" (3.36m x 3.24m)

**Store** 8'7" x 7'3" (2.63m x 2.22m)

**Store**







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		