2 Haven Cottages

Wadborough, WR8 9HB

Andrew Grant

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Mill Lane, Wadborough, WR8 9HB

3 Bedrooms **2 Bathrooms** **2 Reception Rooms**

A spacious three-bedroom home with countryside views, modern interiors and a converted studio/home office, set in the sought-after Worcestershire village of Wadborough.

- Spacious three-bedroom home with generous living spaces.
- Bright open-plan kitchen/dining layout with large reception room and conservatory.
- Private rear garden with patio, lawn, borders and rural views.
- Versatile detached studio ideal for home working.
- Peaceful village location with close access to Worcester and Pershore with excellent transport links.

This attractive semi-detached family home includes three bedrooms, two bathrooms and an expansive ground floor layout ideal for modern living. The kitchen and dining space opens into a large reception room with log burner, which leads directly into the conservatory overlooking the garden. Upstairs are three well-proportioned bedrooms, a family bathroom and a stylish en suite to the primary bedroom. The property benefits from a rear garden with patio seating area and lawn, along with ample driveway parking and a detached former garage which has been converted into a spacious studio or home office. Located in the desirable village of Wadborough, the home enjoys lovely far-reaching countryside views and a peaceful setting within easy reach of Worcester, Pershore and the surrounding transport links.

1377 sq ft (127.9 sq m)

The kitchen and dining area

The kitchen is fitted with modern gloss cabinetry, granite worktops and integrated appliances including an electric oven and hob with extractor above. A large island unit forms the central focus of the dining area, with storage drawers, shelving and breakfast seating. Dual aspect windows bring in natural light to the whole space.

The living room

This generously proportioned living room enjoys views through the conservatory and across the garden. A central fireplace houses a log burner and there is space for multiple seating arrangements. The room leads directly into the conservatory, creating a great connection between indoor and outdoor living areas.

The conservatory

The bright and airy conservatory includes a vaulted ceiling with Velux windows, spotlights and wraparound glazing with fitted blinds. There is ample room for a dining table and chairs, along with direct access to the rear garden through a partially glazed door.

The hallway and cloakroom

The hallway is welcoming and neatly tiled, with neutral tones and a staircase rising to the first floor. There is a practical under-stairs storage cupboard and access to the downstairs cloakroom and kitchen. The downstairs cloakroom is stylishly finished with a tiled floor and includes a WC and pedestal wash basin with decorative splash-back.

The primary bedroom

The primary bedroom is a spacious double with a rear-facing window offering views across the garden and countryside beyond. There is ample floor space for wardrobes and drawer units, along with access to a private en suite.

The primary en suite

The en suite has been fitted with a large walk-in shower, twin sinks with storage units below, WC and a wide fitted mirror. The room is bright and well-finished, with spot lighting, tiled floors and part-panelled walls.

The second bedroom

The second bedroom is a well-sized double room with a window to the front aspect. It offers plenty of space for bedroom furniture and is conveniently situated next to the family bathroom.

The third bedroom

The third bedroom is another generous room with a rear-facing window. It would also make an ideal home office, dressing room or nursery.

The bathroom

The family bathroom includes a bath with shower over and curved curtain rail, WC and a pedestal wash basin. Tiling surrounds the bath and continues halfway up the wall, with a soft blue painted finish above.

The studio

Formerly the detached garage, this impressive converted studio provides a spacious and highly versatile addition to the property. Bi-fold doors open directly onto the garden, bringing excellent natural light into the room and creating an attractive connection with the outdoor space. It is ideally suited to use as a substantial home office, creative studio, gym or additional leisure space.

The garden

The rear garden is a fantastic space for relaxing, with a wide paved patio perfect for outdoor dining. A neatly maintained lawn is bordered by mature planting, while timber fencing ensures privacy. The garden enjoys an open outlook across neighbouring fields, creating a peaceful and attractive setting to enjoy throughout the seasons. From here there is direct access into the converted studio through wide bi-fold doors.

The driveway and parking

To the front is a large block-paved driveway with space for multiple cars. A brick retaining wall and pathway lead to the front entrance, with gated access to the rear.

Location

Wadborough is a charming Worcestershire village situated between Worcester and Pershore. Popular for its rural setting and community atmosphere, the village offers peaceful surroundings with easy access to essential amenities and transport routes.

Worcester is just over six miles away and provides a wide range of shops, supermarkets, cafés, restaurants, schools and leisure facilities, along with the university and several independent schools. Worcester Parkway Station is within 10 minutes' drive and offers direct rail services to London, Birmingham and beyond, ideal for commuters.

Pershore, a historic market town on the River Avon, is also nearby and features independent shops, a theatre, traditional pubs and a weekly market. The surrounding countryside includes scenic walking routes, equestrian centres and local produce outlets, with Croome Court and National Trust land within easy reach.

The M5 motorway is accessible via Junction 7, making Cheltenham, the Cotswolds and the wider Midlands region readily reachable. For families, the area is served by several well-rated schools including Norton Juxta Kempsey Primary, with high school options in both Worcester and Pershore.

Services

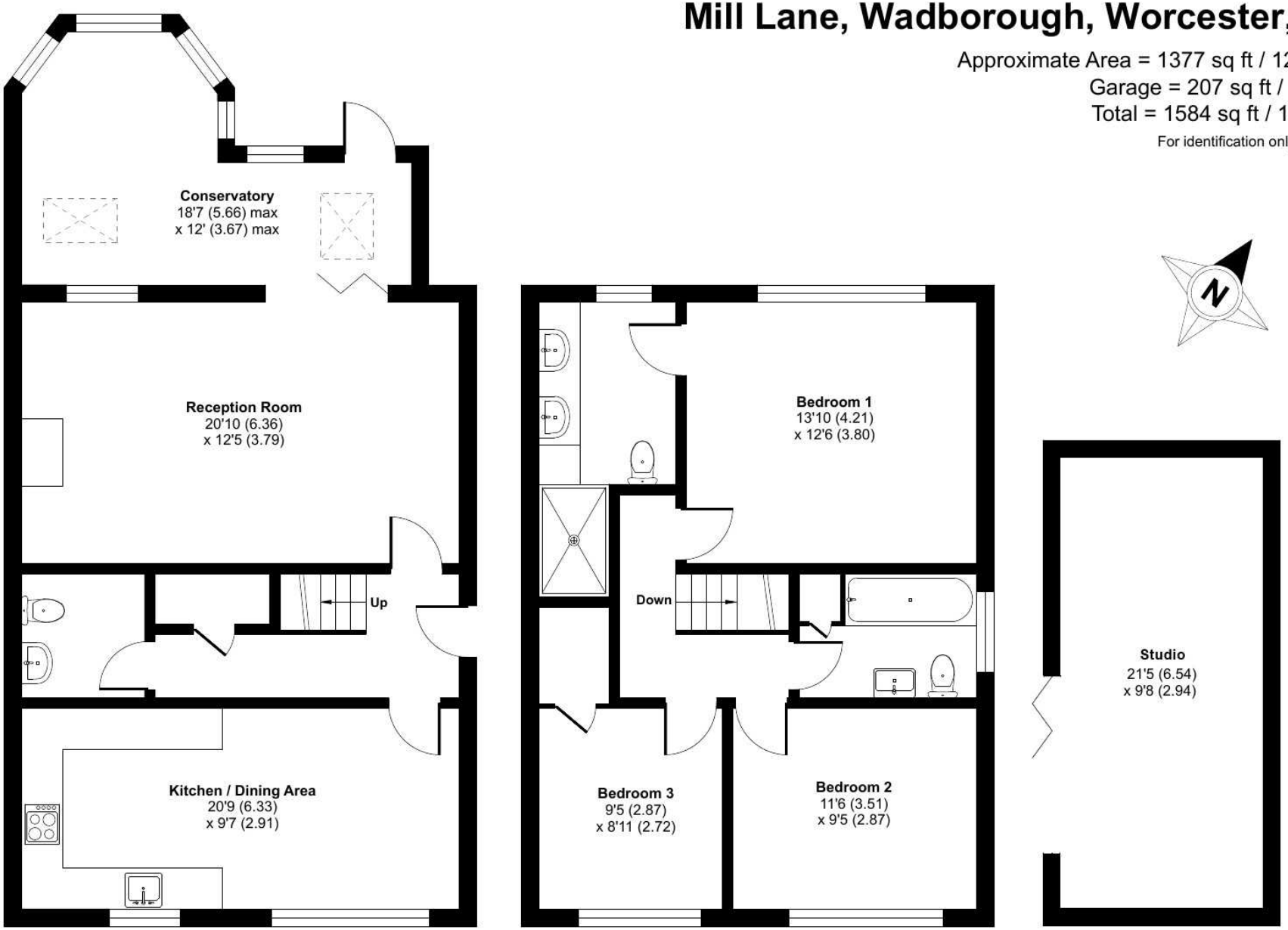
The property benefits from mains electricity, water and drainage, with oil-fired central heating.

Council Tax

The Council Tax for this property is Band D

Mill Lane, Wadborough, Worcester, WR8

Approximate Area = 1377 sq ft / 127.9 sq m
Garage = 207 sq ft / 19.2 sq m
Total = 1584 sq ft / 147.2 sq m
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Andrew Grant. REF: 1315662

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