



Casbree House, Bricklehampton

Offers Based On: £550,000

- Four bedroom detached dormer bungalow set in approx. 1-acre
- Idyllic countryside location
- Detached double garage (partly partitioned to create ancillary accommodation)
- Lounge
- Kitchen and dining room
- Two bedrooms and bathroom on both the ground and first floor
- Drive with parking for several vehicles
- Decked seating area, garden with extensive sheds, a stable, two summer houses and an orchard
- NO ONWARD CHAIN

**Nigel Poole
& Partners**

Casbree House

Bricklehampton

Offers Based on £550,000

****DETACHED DORMER BUNGALOW SET IN APPROX. 1-ACRE IN AN IDYLIC VILLAGE LOCATON**** This four-bedroom dormer bungalow has approximately 1,431 sq. ft. of living accommodation including two bedrooms and a bathroom on both the ground and first floor. Set in a plot of approx.1-acre, the property sits opposite beautiful open countryside in a peaceful and idyllic village on the outskirts of the market town of Pershore. Double wooden gates lead onto a drive with parking for several vehicles. The drive continues beyond a further gated area providing additional parking and leading to the double garage and into the rear garden. Entrance hall; lounge; kitchen; dining room; four bedrooms; two bathrooms. The garden has an orchard and extensive wooden sheds including a small stable and two summer houses (one with light, power and a wood burning stove). Part of the garage has been partitioned to create a utility area with shower room and ancillary accommodation above (ideal for use as a home office). Offered for sale with NO ONWARD CHAIN.



Front

Double wooden gates to the blocked paved driveway. Laid to lawn with mature planted trees. Decked area leading to the entrance door and double French doors into the kitchen. Driveway extends beyond further double gates with additional parking and leads to the double garage and into the rear garden.

Entrance Hall

Door into the inner porch. Doors into the lounge, dining room, shower room and two of the four bedrooms. Stairs rising to the first floor. Pendant light fitting. Radiator. Wooden flooring.

Lounge 15' 4" x 11' 7" (4.67m x 3.53m)

Double glazed window to the front aspect. Log burner with tiled hearth. Pendant and wall lights. Radiator.

Kitchen 9' 5" x 8' 1" (2.87m x 2.46m)

Double glazed French doors to the front aspect and double glazed windows to the rear and side aspects. Range of wall and base units surmounted by marble effect work surfaces and tiled splash backs. Belfast sink with mixer tap. Space for a range cooker, fridge/freezer, tumble drier and space and plumbing for a dishwasher and washing machine. Oil fired Worcester boiler. Access into loft space. Lighting. Wood effect flooring.

Inner Hallway

Double glazed door leading to a seating area and garden beyond. Storage cupboards. Wood effect flooring.

Dining Room 9' 11" x 9' 10" (3.02m x 2.99m)

Double glazed sliding door also leading onto the decked seating area. Feature arch. Ceiling rose with pendant light fitting and wall lights. Radiator. Tiled flooring.

Shower Room 6' 5" x 5' 7" (1.95m x 1.70m) Max

Obscure double glazed window to the rear aspect. Shower cubicle with glass bi-fold door and Mira Mira shower. Pedestal hand wash basin. Low level w.c. Tiled walls and flooring. Down lights. Radiator.

Landing

Double glazed window to the rear aspect. Doors into bedroom one, bedroom two and bathroom. Eves storage cupboard. Ceiling down lights. Radiator.

Bedroom One (First Floor) 15' 7" x 12' 0" (4.75m x 3.65m)

Double glazed 'Velux' window to the front aspect. Double glazed window to the rear aspect. Pendant light fitting. Radiator. Part sloped ceilings.

Bedroom Two (First Floor) 15' 6" x 10' 1" (4.72m x

3.07m) Max

'L' shaped room. Double glazed 'Velux' window to the front aspect. Double glazed window to the rear aspect. Ceiling down lights. Radiator. Part sloped ceilings.

Bathroom (First Floor) 7' 2" x 5' 6" (2.18m x 1.68m)

Double glazed window to the rear aspect. Panelled bath with mixer tap and hose attachment. Pedestal hand wash basin. Low level w.c. Tiled walls. Down lights and extractor fan. Shaver point. Down lights. Radiator.

Bedroom Three (Ground Floor) 10' 7" x 9' 1" (3.22m x 2.77m)

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Double glazed window to the rear aspect. Pendant light fitting. Radiator.

Bedroom Four (Ground Floor) 11' 11" x 11' 7" (3.63m x 3.53m)

(3.63m x 3.53m)

Double glazed window to the front aspect. Pendant light fitting. Radiator.



Double Garage 18' 11" x 17' 2" (5.76m x 5.23m)

Up and over door to the front aspect. Light and power. Space and plumbing for a washing machine and tumble dryer. Oil fired Worcester boiler. Door to the side aspect. Part of the garage has been partitioned to create a utility room with ancillary accommodation above - ideal for an home office. The boiler in the garage provides heating into this area.



Garden

Wooden decking area with gate onto a patio with lawn extending beyond with variety of mature planting. The garden has extensive wooden storage sheds including a small stable, greenhouse, summer house (with light, power and a wood burner). The orchard at the top of the garden includes apple, pear, damson, plum and cherry trees. This area has an additional summer house. The garden also has a water tap and electric points.

Ancillary Accommodation

Part of the garage area has been partitioned to create an ancillary accommodation. Hallway; utility area, shower room and the ground floor and two further rooms above. This is heated and would make an ideal home office or accommodation for elderly parents or teenagers.

Disclaimer

A building survey has raised an issue with the left-hand corner of the front of this property. The vendor is in the process of having a structural survey undertaken.

Tenure: Freehold

Council Tax Band: E

Mobile & Broadband Information

To check broadband speeds and mobile coverage for this property please visit: <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode WR10 3HJ

Disclaimer

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Floor plan to follow

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	69 C
39-54	E		
21-38	F		
1-20	G		

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third part supplier to undertake these to ensure checks are HMRC compliant. The cost of these checks is £60 including VAT and is non-refundable. The charge covers the cost of obtaining relevant data, any manual checks and monitoring which may be required. This fee will need to be paid, and checks completed in advance of the issuing of a memorandum of sale.



MISREPRESENTATION ACT 1991

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N446 Ravensworth 01670 713330

