



ESTATE AGENTS

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Russet Rise,
4 Brutons Orchard,
Defford,
Worcestershire.
WR8 9BG

For Sale

Guide Price £465,000



SET WITHIN THIS RURAL VILLAGE A THREE BEDROOM DETACHED PROPERTY HAVING FLEXIBLE ACCOMODATION INCLUDING TWO RECEPTION ROOMS, THREE EN-SUITE BEDROOMS, ONE ON THE GROUND FLOOR , DOUBLE GARAGE, PRIVATE DRIVEWAY, FRONT AND REAR GARDENS, UNDERFLOOR HEATING.

Reception Hall, Cloakroom, Lounge, Study, Separate Dining Room, Fitted Kitchen/Breakfast Room, Utility Room, Ground Floor Bedroom, En-Suite Bathroom, Two Double Bedrooms on the First Floor, Both with En-Suite Shower Rooms, Detached Garage, Oil Fired Central Heating.

Residential Sales Particulars

Russet Rise, 4 Brutons Orchard, Defford, Worcestershire. WR8 9BG

Situation

Brutons Orchard is a small development of four detached houses, well positioned within the centre of this popular village and accessed via a private driveway off Upper Street. These properties were built approximately ten years ago and have a number of good features to include underfloor heating on the ground floor, good sized reception hall, a ground floor bedroom with full en-suite bathroom, a pleasant lounge with dual aspect windows and a study. There is separate dining room and a good-sized fitted kitchen/breakfast room with patio door to the rear. Both first floor bedrooms are doubles and have en-suite shower rooms and one with a walk-in wardrobe. There is front driveway providing ample off-road parking to a detached double garage with further access from the drive into the utility room.

Defford is situated approximately two miles to the southwest of the historic Georgian town of Pershore and is a popular rural village with views across to Bredon Hill. The village is situated approximately 10 miles from Worcester and the M5 Junction 7. Further main centres are Cheltenham approximately 15 miles and Stratford-upon-Avon approximately 20 miles. The village of Defford has early origins with an old Norman church with its timber framed tower. There is a village inn and a good junior school. There is also a useful farm shop which has a wide range of products. There are supermarkets at Pershore and Evesham.

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

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. The motorway is approximately five miles distant at Worcester junction 7 of the M5, 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, the Everyman Theatre and superb main shopping facilities. Worcester with its famous Cathedral and equally famous cricket club together with the River Severn and pedestrianised shopping centre.

Viewing

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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Property Comprises

Solid timber front door with glazed panel and security lock into



Reception Hall measuring approximately 13'1" x 10'6" (3.99m x 3.2m) overall with engineered oak floor covering having underfloor heating and independent thermostatic control. Inset ceiling lights, front elevation window with blind and under stair storage cupboard. Stairway to first floor and doors off to

Cloakroom with pedestal handwash basin with tiled splashback. Wall mirror, low flush WC and extractor fan, ceiling light point and underfloor heating.

Lounge measuring overall approximately 13'6" x 17'3" (4.11m x 5.26m) with dual aspect windows, (good natural light). Engineered oak floor covering with underfloor heating and independent thermostatic control. Ornamental fireplace with stone hearth and surround. Pendant light, multi socket power points, TV aerial socket and door into



Study measuring approximately 6'7" x 9'0" (2.01m x 2.74m) with side elevation window, BT socket and multi socket power points. Underfloor heating with independent thermostatic control, engineered oak flooring and pendant light.

Russet Rise, 4 Brutons Orchard, Defford, Worcestershire. WR8 9BG

Off the reception hall there is

Dining Room measuring approximately 13'0" x 10'3" (3.96m x 3.12m) with front elevation window, pendant light and multi socket power points. Underfloor heating with independent thermostatic control, engineered oak flooring. Opening into



Kitchen/Breakfast Room measuring approximately 12'5" x 12'8" (3.78m x 3.86m) with rear elevation window and fully glazed double doors leading out to garden. Ceramic tiled floor covering with underfloor heating and independent thermostatic control. Range of fitted kitchen units comprising granite work top surfaces, drawers and storage cupboards under. Dishwasher and one and a half bowl stainless steel sink unit. Ample multi socket power points. Four-ring ceramic hob with tiled splashback and stainless-steel extractor hood over. Fitted oven with grill under. Integral fridge/freezer. Wall mounted storage cupboards and display cabinets. Inset ceiling lights, space for breakfast table and door into



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Utility Room useful range of fitted base level storage cupboards with worktop surfaces and single drainer stainless steel sink with mixer tap. Tiled splashback and plumbing for automatic washing machine. Worcester Greenstar oil central heating boiler with 24-hour time control. Wall mounted storage cupboards, coat rail with hooks and consumer unit. Extractor fan, side elevation window and half panelled glazed side access door with security lock. Inset ceiling lights and underfloor heating, ceramic tiled floor covering.

Off the reception hall there is

Ground Floor Bedroom One measuring approximately 12'5" x 10'0" (3.78m x 3.05m) with rear elevation window, pendant light and multi socket power points. BT extension point. Useful walk-in wardrobe cupboard with fitted shelving and clothes rail. Automatic pendant light. Underfloor heating with independent thermostatic control, high level power point with TV aerial socket.



En-Suite Bathroom having ceramic tiled floor covering with underfloor heating. Low flush WC and white panelled bath with mixer tap, shower attachment and ceramic tiled surrounds. Pedestal hand wash basin with tiled splashback, wall mirror and chrome towel rail. Inset ceiling lights, side elevation window with roller blind. Extractor fan with isolator switch.

Stairway from reception hall leads up to first floor with banister rails and balustrading, pendant light.

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Bedroom Two measuring approximately 13'4" x 15'3" (4.06m x 4.65m) to eave height with sloping ceilings. Pendant light, panelled radiators and front elevation dormer window. Multi socket power points, good sized room with walk-in wardrobe cupboard having automatic light and radiator, built-in shelving and rail. Access hatch to roof void.



En-Suite Shower Room comprising low flush WC, pedestal handwash basin and shower cubicle with Mira shower with ceramic tiled surrounds. Inset ceiling lights, extractor fan and opaque glazed window with roller blind. Ceramic floor covering and chrome towel rail/radiator. Wall mirror and shaver point.



Russet Rise, 4 Brutons Orchard, Defford, Worcestershire. WR8 9BG

Bedroom Three measuring approximately 10'4" x 17'3" (3.15m x 5.26m) with front elevation dormer window and panelled radiator. Sloping ceilings with pendant light and eave access. Multi socket power points and TV aerial socket.



En-Suite Shower Room with ceramic tiled floor covering, pedestal handwash basin and low flush WC. Shower cubicle with roller doors and Aqua Heatstore electric shower. Inset ceiling lights and extractor fan. Velux roof light window and chrome upright radiator/towel rail. Shaver point and wall mirror.

Outside the Property

Detached Double Garage measuring approximately 15'8" wide x 17'0" (4.78m x 5.18m) constructed of brick over concrete base with pitched roof and electric up and over single door. Connected to light and power with separate circuit breaker. Courtesy door to side elevation.

Garden

There is rear lawned area with well stocked borders, retaining wall and paved patio up to the kitchen doors. There is outside tap and brick paved walkway around the property. There are outside sensor lights.

To the front of the property there is brick paved driveway, ample off-road parking, front lawn and further stocked borders. The property is bordered by timber fence. There is bunded oil tank behind the garage.

Russet Rise, 4 Brutons Orchard, Defford, Worcestershire. WR8 9BG



Services: Mains' electricity, water and drainage are connected to this property. There is oil-fired central heating. 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,
Persnore
WR10 1PT Telephone 01386 565000

Council Tax: Band F