



ESTATE • AGENTS

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1 Lower Drive
Besford
Near Pershore
Worcestershire
WR8 9AH

For Sale

Price £439,950



A Distinctive Detached Four Bedroom Property with Large Conservatory, Enclosed Garden and Double Garage. Set in an Elevated Position with Outstanding Views to Open Countryside and the Distant Malvern Hills.

Canopied Entrance, Reception Hall, Cloakroom, Lounge, Dining Room, Large Kitchen with Breakfast Room, Utility Room, Glazed Rear Porch, Conservatory (Wood Burner), Four Bedrooms, One En Suite and Family Bathroom.

Landscaped Garden, Double Garage and Off Road Parking.

Residential Sales Particulars

1 Lower Drive, Besford, Near Pershore, Worcestershire, WR8 9AH

Situation

Number 1 Lower Drive is part of an individual executive development of large properties, set within the Besford development scheme, built approximately 18 years ago. This development is now mature and has the benefit of the resident's management which look after the shared areas. Besford Court has a community hall which hosts gatherings throughout the year, such as carols at Christmas and summer barbecues providing a very friendly atmosphere within the development. In addition, there are recreational grounds and tennis courts, all situated in a lovely rural setting, not far from Croome Court, the original seat of the Earl of Coventry.

Besford is approximately three miles from Pershore and has easy access to all main centres.

The 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.

Off Station Road there is the railway link to London Paddington or Worcester. The new Worcestershire Parkway Station is being developed to improve the access and destinations to the south west, the north east, London and the Thames Valley. So significantly enhancing Worcestershire's connectivity to outline regions. The motorway is approximately nine 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 and the Everyman Theatre and major main shopping facilities, Worcester with famous Cathedral and equally famous cricket club together with the River Severn and good 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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The Property Comprises Of

Entrance with canopied porch, lantern lights and doorbell. A door knocker and security lock into

Reception Hall with timber style floor covering, enclosed panelled radiator, power points, coved ceiling and inset ceiling lights. There is door chime, BT socket and stairway rising to first floor.

Doorways off to

Useful under stair store cupboard with light point.

Cloakroom with low flush WC, wall mounted handwash basin set in vanity unit with storage under. Upright panelled radiator. Dado rail and part ceramic tiled surround with frieze. Extractor fan and inset ceiling lights.

Dining Room measuring overall approximately 14'7" x 8'6" (4.48 x 2.62m) with dual aspect windows, panelled radiator, coved ceiling with ceiling rose and light point inset. BT extension point, multi socket power points, dimmer switch and further door into kitchen.



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From the reception hall there are double doors leading into

Lounge measuring approximately 11'4" x 15'5" (3.47 x 4.72m) with good natural light, having dual aspect windows. Roller blinds, panelled radiators and TV aerial socket. There are multi socket power points and feature stone fireplace with coal effect gas fire inset. Coved ceiling with ceiling rose and light point.



At the end of the reception hall there is door into

Kitchen measuring approximately overall 13'5" x 11'5" (4.11 x 3.50m) with a range of fitted kitchen units comprising of worktop surfaces, drawers and storage cupboards under. Base level built-in blow heater, plumbed-in dishwasher. A four-burner gas hob top is set in marble work surface over double ovens and grill. There is stainless steel splashback, with extractor hood over and inset lights. Further wall mounted storage cupboards, there are ceramic tiled surrounds and a 1 ½ bowl stainless steel sink unit with mixer tap. Rear elevation large window. There is a built-in fridge and freezer, together with upright larder cupboard storage. Ample multi socket power points. Worktop surfaces and inset ceiling lights, ceramic tiled floor covering.

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Kitchen



Breakfast Room measuring approximately 10' x 6'10" (3.05 x 1.86m) with panelled radiator, continuation of ceramic tiled floor covering, inset ceiling lights and coving. Multi socket power points and archway leading into



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Conservatory measuring approximately 14'10" x 9'7" (4.30 x 2.96m) with panelled radiators, multi socket power points and ceramic tiled floor covering. There is a wood burning stove with attractive exposed brick surround, TV aerial point and blinds to the double-glazed windows. There is glazed panelled roof with inset ceiling lights along the ridge. Double glazed double doors lead out to rear garden.



Utility Room measuring approximately 7'7" x 4'8" (2.35 x 1.46m) with built-in worktop surfaces, having useful storage cupboards under. Plumbing for automatic washing machine and space for tumble dryer. Panelled radiator, ceramic tiled surrounds. 24-hour time control for Worcester Gas boiler. Double glazed window, extractor fan and inset ceiling lights. Further wall mounted storage cupboards, single drainer stainless steel sink unit with mixer tap. RCD circuit breaker. Ceramic tiled floor covering, and half panelled glazed door leads into

Glazed Rear Porch

Far reaching views to the Malvern Hills, there are multi socket power points and ceramic tiled floor covering. Double doors open out onto the garden. (Evening sunsets can be seen from this elevation).

From the reception hall there is stairway leading up to first floor **Landing** with inset ceiling lights and coving. Southerly elevation window. Panelled radiator, power points. Access hatch to insulated roof void. Airing cupboard housing Megaflo hot water tank with immersion heater and slatted shelving.



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Bedroom One measuring approximately 12'5" x 10'5" (3.81 x 3.20m) with front elevation window and panelled radiator. There is coved ceiling and ceiling light point with wall lights and dimmer switches. Multi socket power points. There are built-in mirror fronted wardrobe cupboards with sliding doors. TV aerial socket with adjacent power points.



En-Suite with plumbed in shower, folding door shower screen over shower tray with mosaic ceramic tiled surrounds. Inset ceiling light with extractor fan. Low flush WC with concealed unit, wall mounted hand wash basin and storage cupboard under. There are ceramic tiled surrounds with upright towel rail/radiator and opaque glazed window. Inset ceiling lights and shaver point.

Bedroom Two measuring approximately 9'7" x 11'5" (2.96 x 3.50m) with dual aspect windows and panelled radiator. There is coved ceiling with ceiling light and multi socket power points. Built -in wardrobe cupboard having shelf and rail. TV aerial socket and dimmer switch.



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Bedroom Three measuring approximately 9'4" x 7'2" (2.86 x 2.19m) with built-in mirror fronted wardrobe cupboards, having hanging space and storage compartments. There are multi socket power points and inset ceiling lights with coving. Rear elevation window and panelled radiator.



Bedroom Four measuring approximately 8'5" x 9'1" (2.59 x 2.77m) with front elevation window, a panelled radiator, light and power points. There is coved ceiling and a built-in wardrobe cupboard.

Family Bathroom

Comprising of a vanity unit with enclosed system low flush WC. Hand wash basin with storage cupboard under and shaped bath with ceramic tiled surrounds. There is plumbed in shower with glazed shower screen and inset ceiling lights with extractor fan. Shaver point and mirror fronted cabinet. Upright towel rail/radiator and window.



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Outside the Property

Detached Double Garage measuring approximately 17' x 17'5" (5.18 x 5.33m) with individual electrically operated up and over doors. Light and power is connected. There is useful storage within and a side courtesy door.



Gardens

The property stands in an elevated position at the entrance to Lower Drive, with its predominantly walled garden to the rear of the house and the garage is positioned to the back. There are pedestrian garden gates to the front and the rear of the property, this landscaped garden has ornamental pond, rose arbour and sculptured lawn with stepping stones/pathway to the garage. There are well stocked borders and features within this pleasant garden.



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Services	Mains water, electricity and drainage are connected to this Property. There is LPG gas central heating. Telephones and Extensions points are subject to BT transfer regulations. Superfast fibre broadband is available.
Fixtures & Fittings:	Only those items specified in these details are included in the sale of the property.
Tenure:	The management charge is £113.00 pcm (2018) The property is freehold
Local Authority:	Wychavon District Council, The Civic Centre, Station Road, Pershore WR10 1PT Telephone 01386 565000
Council Tax:	Band F