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Oak Cottage
Woodmancote
Defford
Worcestershire
WR8 9BW

For Sale

Price £587,000



**A Beautifully Presented, Extended, Thatched, Grade 11 Listed,
Detached, Three Bedroom Cottage.
Set in a Rural Position having Useful Barn/Workshop
with Private Drive, Frontage, Attractive Gardens and Garaging.**

Residential Sales Particulars

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The Property Comprises in Brief

Entrance Porch, Reception Area, Large Living Room (Feature Fireplace/Multi fuel Burner), Dining Room, Snug Sitting Room, Study, Kitchen/Breakfast Room (Rayburn), Utility Room, Cloakroom, Master Bedroom, Bathroom, Two Guest Bedrooms with En Suites. Separate Barn, Rear Garden (Pergola), and Ornamental Fish Pond. Private Driveway, Ample Turning Space, Attractive South Facing Frontage.

Situation

Oak Cottage is set on the Outskirts of Woodmancote, approached over its own driveway to this fine example of a fully restored (circa 2000), Grade 11 listed cottage. The delightful interior has all the features of exposed timbers, deep fireplaces and multi fuel stoves, giving the unique atmosphere and ambience that these cottages enjoy. The living accommodation is generous, together with the extended kitchen providing a welcoming hub to this superb cottage.

The master bedroom has fitted wardrobes and enjoys the main bathroom. Bedroom two has its own en suite shower room and bedroom three (guest room) also enjoys a separate stairway and an en suite.

The barn is a most useful structure providing cover for vehicles, a workshop and a garden store, and is connected to water, light and power. The gardens are well planned around the cottage with a useful well to the front, al fresco sitting areas to the rear and west elevation which overlooks farmland. The front of the property is predominantly south facing and has Wisteria providing a plethora of blue blooms in the spring and flowering ornamental cherries greeting the approach and giving this lovely setting.

Woodmancote is a hamlet situated just beyond Defford on the Upton Upon Severn road. Primarily a farming community, barn conversions and farm houses. There is 'The Oak' public house which has a restaurant. There is a traditional thatched cider house, and easy access to Upton Upon Severn and Strensham. There is also access to the M5 Junction 8 going South, Junction 6 going North.

The neighbouring village Defford is situated approximately two miles to the south west of the historic Georgian town of Pershore and is a popular rural village also. Approximately twelve miles from Worcester. Further main centres are Cheltenham approximately fifteen miles and Stratford-upon-Avon approximately twenty 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 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.

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The Property Comprises of

Entrance Porch with pitched tiled roof, solid timber door having leaded glazed panel. Exterior sensor lights and ceiling light.

Entrance with stable door being half panelled glazed, solid timber with security locks.

Reception with exposed timbers, stairway leading to first floor, multi socket power points, wall lights and front elevation windows.

Dining Room with timber door with leaded glazed panel, measuring approximately 16'4" x 11'8" (5 x 3.60m). Timber mullioned and panelled glazed windows. Wall and ceiling timbers, multi socket power points, exposed wooden floor covering, feature multi fuel burning stove with timber beam over, and slate hearth. Exposed brick chimney breast. Panelled radiator. Rear elevation bottle glazed window, wall light points and timber door into



Study

measuring approximately 7'9" x 6'6" (2.41 x 2.01m) with built-in furniture, comprising book shelving and desk top. Base level storage and upright storage cupboard. Light and power points. BT socket.



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Snug/Television Lounge measuring overall approximately 13'9" x 11'4" (4.24 x 3.47m) with timber ceiling beams and exposed brick wall, panelled radiator and raised brick hearth. Fitted shelving and base level storage cupboards. Dual aspect windows with open views. Wall lights, power points, tv aerial socket, panelled glazed double doors and fully glazed door lead out to garden.



Sitting Room measuring overall approximately 19'3" x 16'5" (5.88 x 5.03) large open fireplace with multi fuel stove, feature bread oven, quarry tiled hearth and large timber beam over. Useful storage cupboard, housing meter box, consumer unit and shelving. Wall light points, panelled radiators, multi socket power points, TV aerial cable, Front elevation timber framed panelled glazed windows.



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Kitchen/Breakfast Room measuring overall approximately 18'9" x 14" (5.76 x 4.27m) with exposed A-frame ceiling timbers, ceramic tiled floor covering, Rayburn cooker also supplying hot water and central heating. Ample worktop surfaces with base level drawers and storage cupboards under. Electric ceramic hob top with oven and grill under. Preparation work top surface with top access to waste bin and having feature light frame over. Roof light windows giving good natural daylight. Timber mullion window and side access stable door being half panel glazed. Space for fridge. One and a half bowl laminated sink unit with single drainer and mixer tap with storage cupboard under. Plumbing for dishwasher, ample multi socket power points, partial ceramic tiled surrounds, wall light points and down lights, wall mounted storage cupboards with display shelving. Antique metal historic weighing machines attached to ceiling timbers.



Utility Area with plumbing for automatic washing machine, wall mounted stainless steel sink unit with hot and cold taps and tiled splash back. with storage cupboard under. Ceramic splashback and storage cupboard under. External vent for tumble drier. Space for upright freezer. large hot water pressurised cylinder system, light and power points, ceiling lights and shelving. Curtain tracks, side elevation window and half panelled glazed side door.

Cloakroom comprising of low flush WC, wall mounted hand wash basin with patterned ceramic tiled splash back, and exposed brick. Ceiling light. High level shelf and further side elevation window.

Stairway from sitting room leads up to

First Floor Landing with exposed timbers, front elevation window, panelled radiator, ceiling light and doors off to

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Bedroom One measuring approximately 11'2" x 12'5" (3.41 x 3.81m) with built-in wardrobe cupboards. Side elevation timber panel glazed window, exposed wall timbers, multi socket power points, wall light points.



Bathroom

Comprising of walk-in modern shower with ceramic patterned tiled surrounds. Manual thermostatic temperature controls to shower head on wall bracket. Fixed glazed shower screens. Enclosed cistern WC set in vanity unit with storage cupboards and useful shelf top. Extractor fan, wall mounted hand wash basin with mixer tap. Exposed wall and ceiling timbers, inset ceiling lights, wall mirror with light over. Pull cord light switch.



Bedroom Two

measuring approximately 8'2" x 11' (2.50 x 3.35m) with front elevation window, exposed wall timbers, pull cord light switch, multi socket power points, TV aerial socket.

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Bedroom Two



En Suite Shower Room

with pull cord light switch, extractor fan and enclosed cistern low flush WC. Ceramic tile floor covering. Built-in base level storage cupboards with shelf top. Wall mounted handwash basin with cupboard under. Wall mirror with light over. Walk-in shower cubicle with single screen glazed door, plumbed in shower over shower tray with manual thermostatic control, shower head on wall bracket.



Off the sitting room there is enclosed stairway to **Guest Bedroom Suite.**

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Bedroom Three measuring approximately 9'9" x 14'8" (3.02 x 4.51m) overall with bannister rails and exposed wall timbers. Front and side elevation timber mullion windows, multi socket power points, wall light points and pull cord light switch.



En Suite Shower Room

with pedestal hand wash basin, tiled splashback, wall light over. Low flush WC. Extractor fan. Enclosed glazed shower cubicle over shower tray with manual thermostatic temperature control to shower head on wall bracket. Ceramic tiled surrounds, exposed wall timbers.



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Outside the Property

Detached Barn providing useful covered parking for two vehicles plus. Measuring overall approximately 19'6" x 18'3" (5.97 x 5.58m) with light and power, work bench and high-level storage.



Enclosed Work Shop measuring approximately 19'4" x 8'3" (5.91 x 2.53m) with double doors providing an enclosed area with work bench and west facing window, light and power points all over concrete base.

Secondary Store/Log Store Also enclosed with double doors housing coal bunker and useful log store together with implements and garden furniture store.

To the Rear

To the rear of the property there is ornamental pond set in rear courtyard with sensor lights and lawned area. Raised decking under pergola providing a pleasant Al Fresco sitting area. There is gated access to both gable ends of the property with gravelled walkways, attractive shrubs are well chosen to provide a colourful seasonal display. There is also a west side brick patio and ideal evening sitting area with access into the snug room.

Driveway

There is tarmac driveway leading down to the property where there is ample turning space. The front of the property has Wisteria Creeper giving an abundant blue blossom at Spring time, enhancing the blossoming trees that line the borders. There is an original well which could be used for irrigating plants. There is wrought iron gated access to the East gable, where there is oil storage tank and access into the utility room.

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Rear Garden



Services Mains water and electricity are connected to this property. There is private drainage and 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,
Persore
WR10 1PT Telephone 01386 565000

Council Tax: **Band F**

Viewing

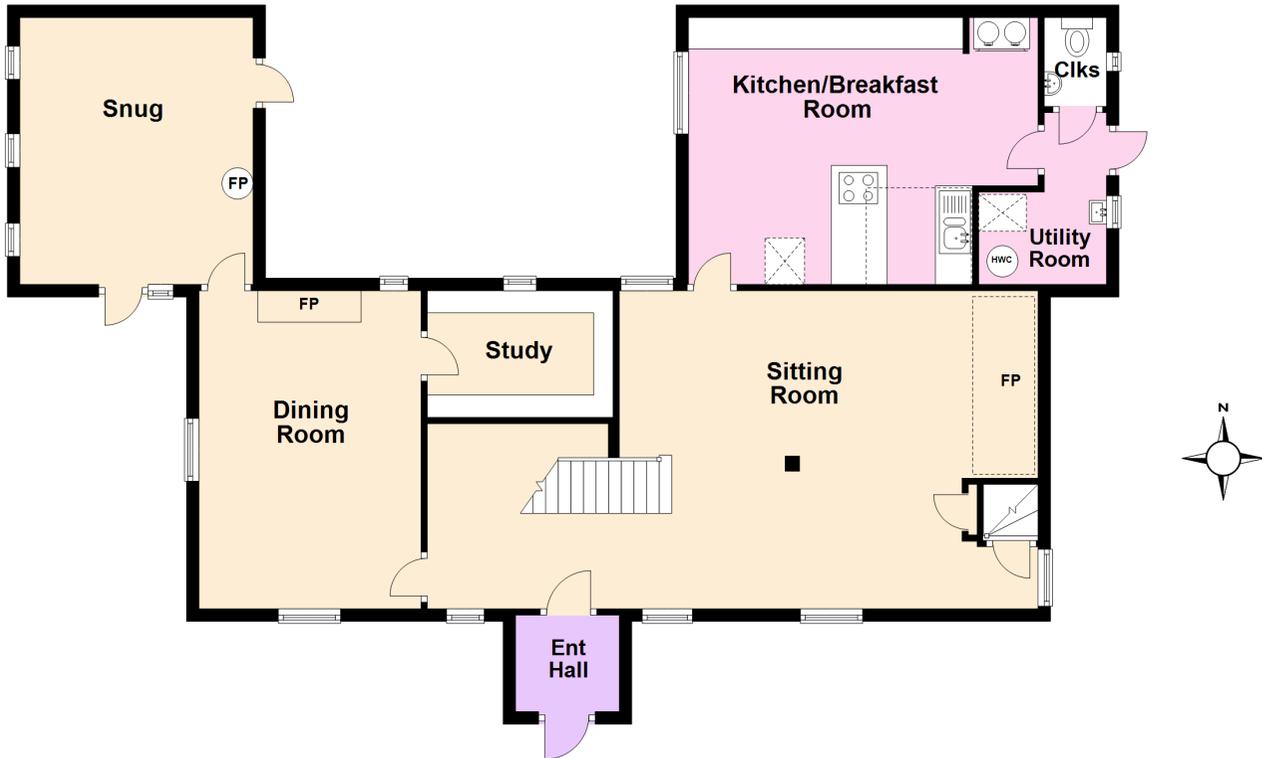
All enquiries should be made to the sole agents Bomford & Coffey. Our opening hours are 9:00am to 5:30pm Monday to Friday and 9:00am to 1:00pm Saturdays or by appointment for weekend viewings.

Estate Agents Act 1991 (Misrepresentations Act 1967)

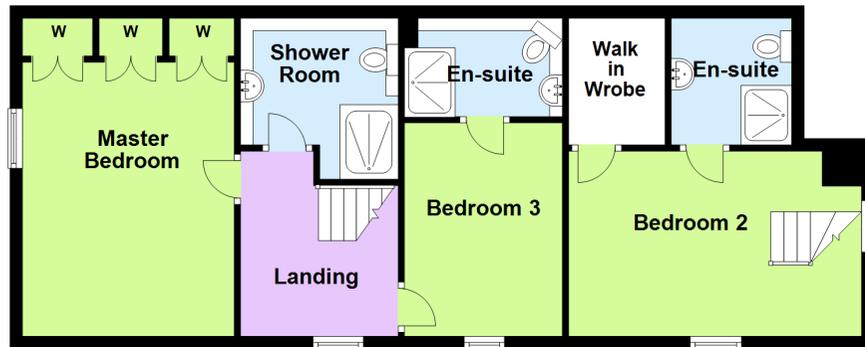
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Ground Floor
Approx. 115.3 sq. metres (1241.0 sq. feet)



First Floor
Approx. 65.0 sq. metres (700.1 sq. feet)



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Plan produced using PlanUp.