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Thistledown
Upper Street
Defford
Worcestershire
WR8 9BG

For Sale

Price £359,950



**A DETACHED, BEAUTIFULLY PRESENTED AND EXTENDED
THREE BEDROOM BUNGALOW WITH WELL PLANNED
ACCOMMODATION. TOGETHER WITH LARGE
CONSERVATORY, EN-SUITE MASTER BEDROOM. WELL
PRESENTED GARDENS AND VIEWS TO BREDON HILL.**

Residential Sales Particulars

Thistledown, Upper Street, Defford WR8 9BG

Situation

Thistledown is set in an elevated position off Upper Street having brick paved driveway leading up to an automatic door into a good sized garage. The frontage to this property has views across to Bredon Hill and the historic settlement with Bredon Tower on the top. The front garden has been landscaped with a selection of shrubs to allow the view to continue.

The property is beautifully presented both decoratively and maintained to a high standard. The garden although previously created by a previous vendor has now been improved and must be viewed to appreciate this aspect of the property.

Defford is situated approximately two miles to the south west 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 market town of Pershore is Georgian styled and provides high street shopping facilities and supermarket together with an indoor market and a leisure complex. The river Avon runs to the east of the town lending itself for scenic walks and leisure pursuits. There are two medical centres and a new hospital and town library, together with excellent educational facilities within the area. Pershore now 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 neighbouring village of Great Comberton has an eighteen hole golfing facility with major golf clubs at Fladbury and Bishampton.

Off Station Road there is the railway link to London Paddington or Worcester Shrub Hill travelling on to Birmingham. The motorway is approximately nine miles distant at Worcester junction 7 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 horse racing and the Everyman Theatre and major main shopping, Worcester with the 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 Porch, Reception Hall, Cloakroom, Lounge/Dining Room, Large Conservatory, Kitchen, Inner Hall, Master Bedroom with Full en-suite Bathroom, Two Further Bedrooms and Family Bathroom. Good Sized Garage, Landscaped Gardens, Driveway, Oil Central Heating and Double Glazing.

Thistledown is planned with

Entrance Porch with double glazed panels, coconut matting, lantern light and a double panelled glazed front door.

Entrance having uPvc opaque double glazed panelled front door.

Reception Hall with panelled radiator, light and power points, moulded coving, security alarm. BT socket, cloaks cupboard with rail and shelf.

Doors off to

Cloakroom comprising low flush WC, pedestal hand wash basin. Modern ceramic tile surrounds and floor covering. Extractor fan and in-set ceiling lights. Towel ring.

Lounge/Dining Room divided by arch way, measuring approximately 28'7 x 12'2 (8.71m x 3.71m)

Lounge with ornamental fire place surround, mantle shelf and marble hearth having fitted electric fire. Front elevation large double glazed window (open views). Panelled radiator, television aerial socket, multi socket power points. Ceiling rose, central light point, wall lights. Moulded coving. Ornate arch way into dining room.



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Dining Room further moulded coving central light rose and central light point. Panelled radiator, fully glazed uPvc double doors with side windows. Leading into



Conservatory Measuring approximately 21'9 x 11'0 into bay (6.62m x 3.35m) constructed of uPvc double glazed and leaded panels over brick plinth. Ceramic tile floor covering, polycarbonate roof, fan and light point. Multi socket power points, having double doors leading out on to paved patio and garden.



From the hall, doorway leads into

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Kitchen

measuring approximately 13'8 x 7'10 (4.16m x 2.38m) Front elevation large double glazed window with views across to Bredon Hill. Range of fitted kitchen units comprising work tops surfaces draws and storage cupboards under. Plumbing for dishwasher, fitted fridge. Wall mounted storage cupboards and display cabinets with glazed fronts. Concealed work top lighting, ample multi power socket power points. Dual fuel "Leisure Cuisine master 100" five burner gas cooker with griddle with electric double oven, grill and plate warmer. "Belling" extractor hood over. Ceramic tile surrounds. Single drainer one & half bowl sink unit with mixer tap. Enclosed meter box, inset ceiling lights, useful cupboard enclosing gas central heating boiler. Upright double fronted storage cupboard. Window blind, ceramic floor covering and door into garage.



From the Inner hall with further moulded coving, ceiling lights and power point. There is Access hatch to roof void. An airing cupboard housing lagged hot water tank, ample slatted shelving, power shower pump.

Master Bedroom Suite

measuring approximately 11'5 x 13'1 (3.47m x 3.98m) minimum. Built in double fronted wardrobe cupboards, light and power points. Coved ceiling. Rear elevation fully glazed uPvc double doors with side panels leading out to garden. Panelled radiator, integral access to



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En-suite Bathroom measuring approximately 8' x 8'11 (2.43m x 2.71m) minimum. Fully ceramic tiled wall covering and floor. Crow foot bath, mixer tap and telephone handle shower attachment. Pedestal hand wash basin, low flush WC, walk in shower with "Triton" temperature control and manually operated taps. Shower head and semi-circular shower screen. Chrome towel rail and radiator. Extractor fan and inset ceiling lights. Wall mounted circular mirror, and further bathroom accessories pull cord light switch.

Bedroom Two measuring approximately 13'11 x 8'9 (4.24m x 2.66m) coved ceiling, built in double fronted wardrobe cupboard rail and shelf. Rear elevation large double glazed window overlooking garden. Panelled radiator, vertical blinds to patio door with side panel. Light and power points.



Bedroom Three measuring approximately 10'8 x 9'11 (3.25m x 3.02m) (Guest Room) rear elevation double glazed window. Panelled radiator. Coved ceiling, light and power points. Built in separate wardrobe cupboards both with folding doors. Ceiling rose, light and power points.



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Family Bathroom comprising of panelled bath, with electric "Triton" T70 shower over, co-ordinated hand piece and wall bracket. Patterned ceramic tile surrounds. Shower screen. Inset wall mirrors pedestal hand wash basin, co-ordinated taps. Low flush WC, up right towel rail/radiator. Extractor fan and inset ceiling lights. Ceramic floor covering. Pull cord shower switch. Co-ordinated accessories.

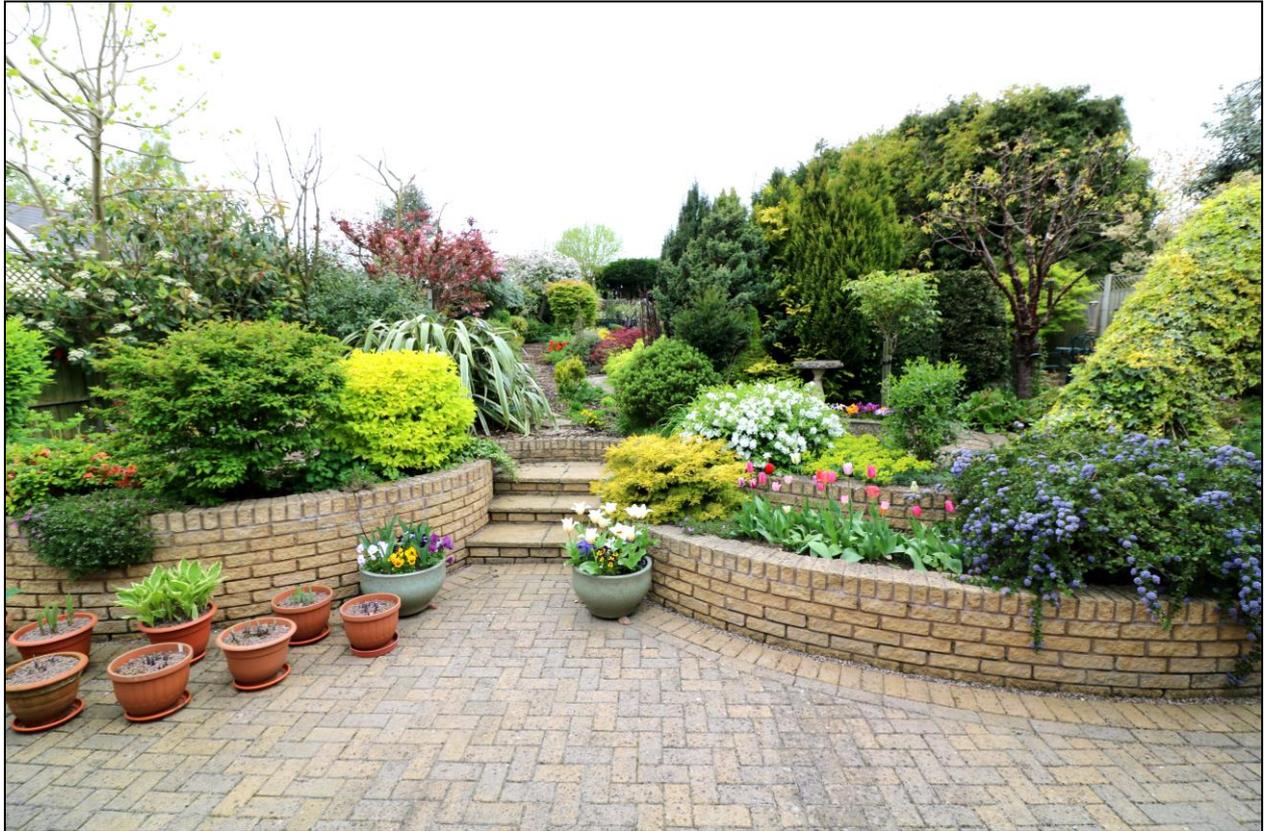


From the kitchen, there is door into

Garage measuring approximately 17'10 x 12'3 (5.43m x 3.73m) up and over electric door. Plumbing for automatic washing machine and storage for tumble dryer. Work top surface shelving and wall mounted cupboards. Light and power points. "Watchman" fuel level gauge for the oil tank. Further courtesy door to the rear of the garage leads via paved pathway to the rear garden.

Outside from the rear of the garage there is pedestrian access to the rear patio and the landscaped garden. There is brick paved area and retaining walls with steps leading up into this superb garden being abundantly stocked and tended by the present vendors to an exceptionally high standard. There are barked and gravelled paths inset timbers and many features to this garden. To the top of the garden there is a productive area of fruit trees and raised boarders and two greenhouses. The garden to the rear measures approximately 52Ft (16m) width x approximately 147Ft (45m) in length. There is screened oil tank holding up to 2500 litres of domestic oil. The garden to the rear has effective lighting together with the water features and there are two useful garden stores.

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To the front there is paved driveway rising from Upper Street to the garage with sensor light. Stone paving and steps lead to the entrance porch. The front garden is low maintenance with stone and gravel covering with flowering shrubs providing screen and colour through the seasons.

There is access to the south elevation where there are covered propane gas cylinders which fuel the range cooker.

Services: Mains water, electricity and drainage are connected to this property. The central heating is fuelled by domestic oil. Telephones and extension points are subject to BT transfer regulations.

There is cavity wall insulation and roof insulation.

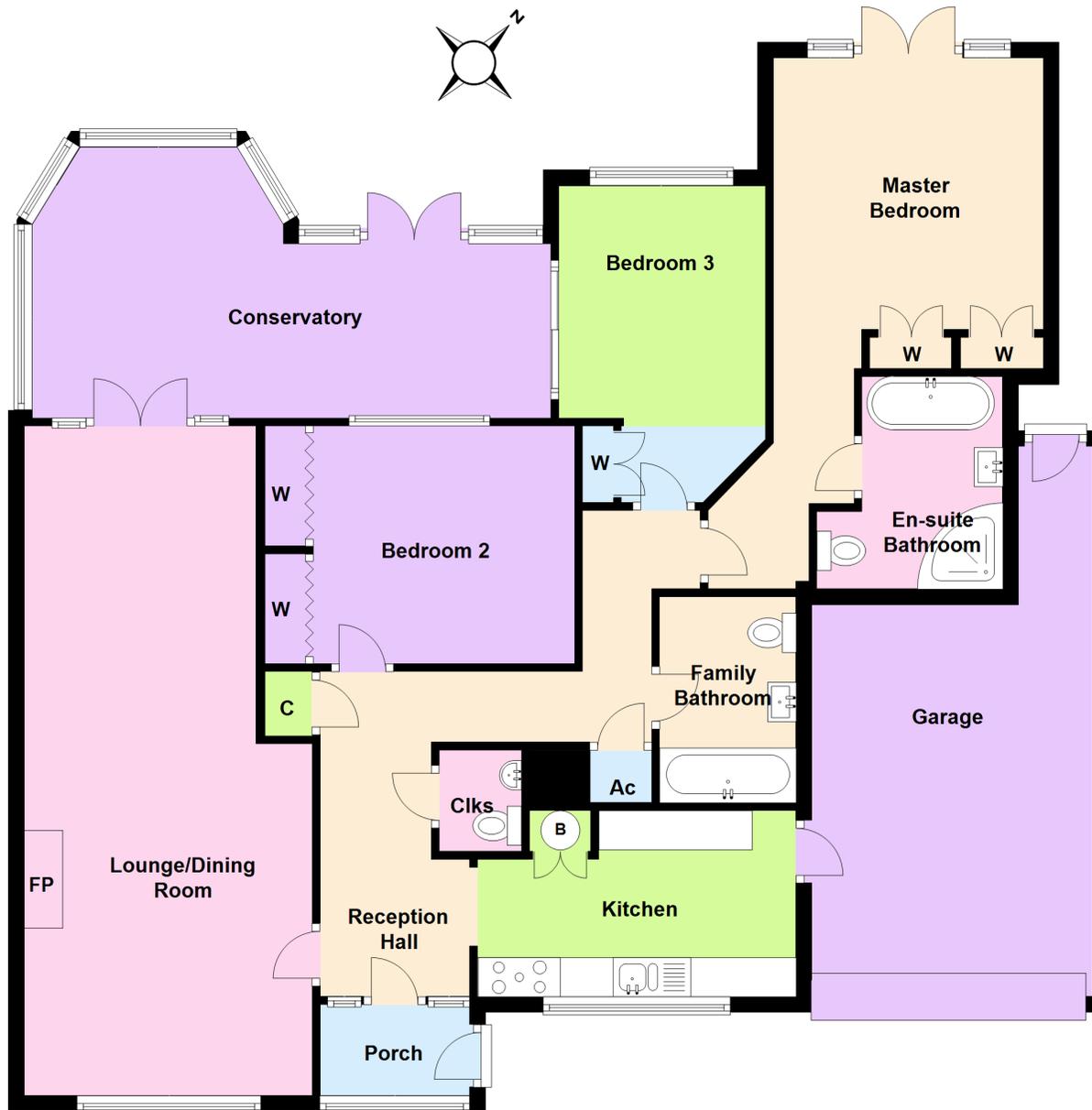
Fixtures & Fittings: Only those items specified in these details are included in the sale of the property.

Tenure: The property is freehold

Local Authority: Wychavon District Council, The Civic Centre, Station Road, Pershore, WR10 1PT

Council Tax: **Band E**

Ground Floor



Prepared by Avonvale Solutions. Please note that all measurements and the floor plan are quoted for general guidance and whilst every attempt has been made to ensure accuracy, they must not be relied upon and do not form part of a contract.
Plan produced using PlanUp.