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Jubilee Cottage
Woodmancote
Defford
Worcestershire
WR8 9BW

For Sale

Price £249,950



A DETACHED VICTORIAN PERIOD TWO BEDROOM COTTAGE SET IN RURAL LOCATION WITH STUDIO/GARDEN ROOM, GARAGE/WORKSHOP AND USEFUL COVERED OUTBUILDING/BARN SET IN A GOOD SIZED PLOT, IN NEED OF MODERNISATION.

Entrance Hallway. Cloakroom, Lounge. Kitchen/Diner (Pantry) Two Double Bedrooms, Bathroom, Driveway. Double Garage, Studio/Garden Room, Useful Outbuilding. Private Drainage.

Residential Sales Particulars

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Situation

Jubilee Cottage is a detached, Victorian, period cottage standing in grounds of just over a quarter of an acre and having an interesting outbuilding/barn which was once an animal keep. To the rear of the property there is also a detached studio garden room with Southerly aspects and views over the garden. The property is approached off the A4104 Upton Upon Severn road with driveway and ample off road parking. The cottage has solid fuel central heating and cooking via a Rayburn situated in the kitchen and there is a private septic tank drainage system.

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 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 Shrub Hill travelling onto 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 horseracing and the Everyman Theatre and major main shopping, 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 having half panelled glazed front door with roller blind into

Hallway with stairs leading to first floor, panelled radiator, under stairs storage cupboard, BT socket, light and power points.

Doors off to

Cloakroom comprising low flush WC, wall mounted hand wash basin with tiled splashback, double glazed window, ceiling light, pull cord light switch.

Useful cloaks/storage cupboard housing electric meter, fuse box, stop cock and shelving.

Lounge measuring approximately 11'9" x 11'9" (3.63 x 3.63m) with chimney breast intrusion, exposed brick fireplace with quarry tiled hearth with surround and mantle shelf. Book shelving to either side. TV aerial cable, power points, panelled radiator and ceiling light. Front and side elevation double glazed windows.



Kitchen / Diner measuring approximately 12' x 11' 8 (3.66 x 3.60m) having solid fuel Rayburn cooker which also provides the central heating. There are fitted kitchen units with work top surfaces and storage cupboards under. One and a half bowl sink unit with single drainer and mixer tap, plumbing for automatic washing machine. Side elevation double glazed window. Wall mounted storage units, inset ceiling lights, power points. Electric hob with base level cooker. Walk-in pantry with double glazed window, shelving. Light and power points.

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Kitchen/Diner



Stairway Leading to First Floor double glazed window, ceiling light. On the landing, there is airing cupboard with lagged hot water tank and ample slatted shelving. Header tank.

Bedroom One measuring approximately 11' 10" x 11' 9" (3.38 x 3.63m) with chimney breast intrusion, front elevation double glazed window, panelled radiator, light and power points



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Bedroom Two measuring approximately 10' 6" x 11' 9" (3.23 x 3.63m) with built in wardrobe cupboards to either side of the chimney breast, east elevation double glazed window, light and power points.



Bathroom measuring approximately 8' 8" x 8' 4" (2.68 x 2.56m) having low flush WC, pedestal hand wash basin, panelled bath, pull cord light switch, rear elevation double glazed window and panelled radiator.



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Outside the Property

Studio/Garden Room measuring approximately 15' 5" x 8' 8" (4.72 x 2.68m) minimum, being a detached mellowed brick building with a clay tiled roof. Double glazed windows, UPVC entrance door having opaque glazing. Connected to light and power and having south facing sliding patio door with side panel. Access hatch to roof void, there are wall light points and separate fuse box.



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Brick and Stone Barn/Outbuilding with pitched clay tiled roof, entrance door being half panelled glazed. A gentle ramp leads down into the barn, being L-shaped. Measuring approximately 17' x 11' (5.18 x 3.35m) – and extending to 32' 8" x 11' (10 x 3.35m) with log store area. There are exposed roof timbers, animal feed trough and storage areas. A characterful old building with many uses and connected to light and power.



Detached Garage measuring approximately 18' x 22' (5.49 x 6.71m) with metal frame and concrete panels (Marley style) under corrugated roof. 2 x double garage doors. Connected to light and power.



Timber Garden Store measuring 7' x 5' (2.13 x 1.52m)

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The property is approached off the main road to a gated driveway with off-road parking for several vehicles.

Services:

Mains Water and Electricity are connected to this property.

There is a private drainage system.

The property is heated by solid fuel (the Rayburn)

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: Freehold

Local Authority: Wychavon District Council
The Civic Centre
Queen Elizabeth Drive,
Pershore
WR10 1PT
Tel: 01386 565000

Council Tax: D

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 viewings on a Monday only.

Estate Agents Act 1991 (Misrepresentations Act 1967)

(Conditions under which particulars are issued)

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