



ESTATE • AGENTS

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Gavimir,
Field Barn Lane,
Crothorne,
Worcestershire.
WR10 3LY

For Sale

Price £475,000



A DETACHED AND GENEROUSLY PROPORTIONED FOUR BEDROOM BUNGALOW WITH LOFT CONVERSION AND CONSERVATORY TO THE REAR, SET IN GOOD SIZED GROUNDS WITH GATED DRIVEWAY, DETACHED DOUBLE GARAGE AND AMPLE OFF-ROAD PARKING.

Reception Hall, Cloakroom/Shower, Dining Room, Lounge, Large Kitchen/Breakfast Room, Utility Room, Conservatory, Four Bedrooms, Three En-Suite, Driveway, Detached Double Garage, Large Garden, Timber Garden Stores.

Residential Sales Particulars

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Situation

Gavimir is a generously planned and extended bungalow with loft conversion creating landing and two en-suite bedrooms. The bungalow is situated in a good-sized plot of approximately one third of an acre with pillared access off Field Barn Lane. There is ample driveway and inner drive to detached double garage having individual electric doors. This property has LPG tanked gas supply fuelling gas boiler providing hot water and central heating. The principle rooms are the dining room, a good-sized lounge with prominent exposed stone fireplace, the kitchen is well equipped with lots of space to include breakfast area and granite worktop surfaces and plenty of storage cupboards. There is a utility room and a large conservatory attached to the rear.

Crophorne is a desirable village with picturesque church and village green and hall which is used for local functions. The village has listed Grade II thatched properties and dates back to early origins and the River Avon flows southwards at the bottom of the hill. Crophorne is situated between Evesham and Pershore off the B4084.

The market town of Pershore is approximately four miles distant. 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.

The new Worcestershire Parkway Station has been 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 outlying 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, the Everyman Theatre and major shopping facilities; Worcester with its famous Cathedral and equally famous cricket club together with the River Severn and main 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

Entrance Porch with lantern light, quarry tiled access to secure front door with opaque double-glazed panels.

Reception Hall with coved ceiling, central light point. Wall mounted thermostatic control, panelled radiator and multi socket power points.

Cloakroom/Shower with plumbing for automatic washing machine and space for tumble drier. Vanity unit with granite top having inset handwash basin and concealed cistern low flush WC. Shaver point. Partial ceramic tiled surrounds. Useful double fronted storage cupboard and opaque glazed window. Inset ceiling lights, heat store convector heater and panelled radiator. Ceramic floor covering. Mirror fronted glazed shower screen door with Mira Sport plumbed in shower, shower head on wall bracket. Extractor fan and pull cord switch.

Dining Room measuring approximately 11'4" x 12'10" (3.45m x 3.91m) with front elevation window, wall light points and coved ceiling. Multi socket power point and panelled radiator. Dimmer switch.



Double doors lead into

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Lounge measuring overall approximately 21'7" x 13'9" (6.58m x 4.19m) with feature exposed stone fireplace, stone hearth and coal effect gas fire inserted. Panelled radiators, multi socket power points. Front elevation double glazed windows. Coved ceiling and inset ceiling lights, wall and pendant lights. TV aerial socket. Double glazed double doors lead out to paved rear terrace.



From the dining room there is door into

Kitchen/Breakfast Room measuring overall approximately 24'9" x 9'9" (7.54m x 2.97m) having range of kitchen units with granite worktop surfaces and storage cupboards under, built-in dishwasher, porcelain double sink unit with mixer tap and granite sill to rear elevation windows with blind. Ample multi socket power points. Belling range cooker with extractor hood over, granite splashback, wall mounted storage cupboards and inset ceiling lights. Useful under stair storage cupboard and separate larder cupboard with shelving with internal lights. Breakfast area with further granite work top surfaces, storage cupboards and wall cabinets. TV aerial socket, ample power points, panelled radiator and space for fridge. Wall mounted wine rack and plate rack.

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Kitchen/Breakfast Room



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Utility Room measuring approximately 5'9" x 6' 2" (1.75m x 1.88m) with single drainer stainless steel unit, work top surface with ceramic tiled surrounds. Wall mounted boiler (Worcester) with 24-hour time control and fitted shelving. Consumer unit and security alarm console, ceiling light, half double-glazed side access door.

Leading off the kitchen there is

Conservatory measuring approximately 14'7" x 12'3" (4.45m x 3.73m) with double glazed panels over brick plinth, quarry tiled sill, polycarbonate roof with automatic vent and blinds to both roof and windows. Fully glazed double doors lead out to the rear garden. There are power points and ceiling lights.



Bedroom One situated to the front of the property, and measuring overall approximately 12'0" x 15'0" (3.66m x 4.57m) with dual aspect windows, panelled radiator, multi socket power points, coved ceiling and central light point.

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Bedroom One



En Suite Bathroom comprising panelled bath with mixer tap and telephone handle shower attachment. Vanity unit with inset hand wash basin having mixer tap and concealed cistern low flush WC. Panelled radiator, opaque glazed window with blind. Ceramic tiled surrounds. Upright electric towel rail and ceiling light. There is coving and access hatch to roof void. Mirror fronted cabinet with light over and internal shaver points.



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Bedroom Two measuring approximately 8'7" x 11'9" (2.62m x 3.58m) with side elevation window with blind. Panelled radiator and coved ceiling. Ceiling light and power points.

From the reception hall, stairs with bannister rail leads up to first floor.

Landing with fitted shelving, eave storage, BT socket and power points, Velux roof light window.

Bedroom Three with sloping ceiling and Velux roof light windows. Measuring approximately to eave height, 13'3" x 12'9" (4.04m x 3.89m) with chimney breast intrusion, inset ceiling lights, panelled radiator, built-in storage cupboards, shaver point, fitted wardrobes and TV aerial socket.



En Suite with Velux roof light window, hand wash basin and low flush WC with ceramic tiled surrounds, panelled radiator. Shower with Gainsborough electric shower, shower curtain and rail. Inset ceiling lights, extractor fan. And shaver point.

Bedroom Four being L-shaped, measuring overall approximately 14'0" x 12'0" (4.27m x 3.66m) maximum to eave height with multi socket power points, TV aerial socket, fitted storage cupboards and wardrobe cupboard. Velux roof light windows and inset ceiling lights. Sloping ceilings and panelled radiator.

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En Suite with Gainsborough fitted electric shower, ceramic tiled surrounds. Inset ceiling lights, extractor fan. Panelled radiator, low flush WC and wall mounted hand wash basin. Ceramic tiled surrounds, Velux roof light window and shaver point with wall mirror.

Outside the Property

With access through pillared entrance onto tarmacadam driveway with space for vehicles. Pleasant frontage with flowerbeds and cherry tree, low level privet and rose bed. Evergreen lace cap hydrangea. Gated access to inner driveway.

Detached Double Garage with individual electric automatic roller doors. Internal measurement approximately 18'4" x 15'10" (5.59m x 4.83m) with light and power, access hatch to roof void, courtesy door.



Rear Garden

There is lean to store adjacent to the garage. There are gas tanks situated behind the garage where there is paved area and large timber garden store (8'0" x 12'0" approx. 2.44m x 3.66m) and power connected. The rear garden is mainly laid to lawn with mature trees. Enclosed by close boarded fencing. There is outside tap and weather light. Further mains tap to inner drive, picket fence and lawned area from the rear conservatory, paved terrace and garden store.

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Services Mains water, electricity and drainage are connected to this property. There is LPG fuelling the gas boiler. 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**