



ESTATE AGENTS

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Badger's Retreat,
George Lane,
Wyre Piddle,
Pershore,
Worcestershire.
WR10 2HX

For Sale

Price £449,950



**AN INDIVIDUALLY DESIGNED FOUR BEDROOM
PROPERTY ALLOWING FLEXIBLE ACCOMMODATION
TOGETHER WITH UNDERFLOOR HEATING, TRIPLE
GLAZED WINDOWS, EXPOSED OAK DOORS AND
FLOORING, RAINWATER HARVESTING AND FEATURE
SUNLOUNGE/DINING ROOM.**

Council Tax Band: F, EPC: C (80)

Residential Sales Particulars

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Situation

George Lane is set off the Main Street being a popular residential part of this riverside village. The property was built circa 2012 to a very high standard incorporating individual features to include the use of oak internally, there is underfloor heating throughout with individual room thermostats and the use of aluminium windows being triple glazed and having ash frames internally together with large glazed area within the sunroom/dining room. There is also rainwater harvesting externally collecting and using rainwater for internal purposes.

The front entrance with its modern composite door provides access to a front suite of bedroom and wet room which can be separate from the rest of the accommodation due to an internal door. This could be Airbnb or annex for family. An internal door into the main hallway and a side porch for the property provides further entrance into the house. The property has borrowed light panels set into the roof creating more light into rooms via tubes and there is a low light system that can be used during the night without using main lighting.

The ground floor has bathroom suite and further bedroom en-suite or children's playroom. There is utility room off the hall and oak stairway leading up to first floor. There is good storage throughout the property again with oak doors and eave access. The main lounge/dining room with its large glazed elevation is a feature to this room and there is sliding doors into a well equipped kitchen. This property has an Energy Efficiency Rating of B which indicates the quality of the property.

The village of Wyre Piddle occupies a popular riverside position overlooking the River Avon and its moorings. There is a local public house and a new coffee shop called The Kitchen, which also sells home produce. The village has a marina and a local church and there are scenic walks along the riverside to Pershore Town through 'The Wetlands Wildlife Reserve.'

The historic 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 southwest, the northeast, 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 superb main shopping facilities. Worcester with its famous Cathedral and equally famous cricket club together with the River Severn and pedestrianised shopping centre.

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Property Comprises

Entrance into front suite



Hallway with engineered oak flooring, underfloor heating, worktop surface, space for base level fridge, multi socket power points, wall mounted coat hooks and inset ceiling lights. (Further oak door into reception hall). Sliding door into

Front Bedroom measuring approximately 12'3" x 9'8" (3.73m x 2.95m) minimum with bay window, being triple glazed, timber framed windows with vertical blinds, engineered oak flooring and independent temperature control. Inset ceiling lights, multi socket power points, wall light points, TV aerial socket, wall shelf. Sliding door into



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En-Suite Wet Room with walk-in shower area, shower heads on wall bracket with stainless steel shelving and ceramic tiled surrounds. Low flush WC, wall mounted handwash basin with mixer tap. Mirror fronted cabinet. Automatic inset ceiling lights, extractor fan and side elevation triple glazed window with internal Venetian blinds. Shaver point, inset glazed shelving and upright electric radiator/towel rail.



Entrance Porch (to the side of the building) with Velux roof light window, coat hooks on rail, sensor light, meter point. Door into

Inner Reception Hall having side elevation triple glazed window, vertical blinds, oak floor covering, underfloor heating, inset ceiling lights, independent wall mounted thermostatic control and sliding door to

Wet Room with ceramic tiled surrounds, low flush WC, wall mounted electric radiator/towel rail, extractor fan and inset ceiling lights (automatically controlled). Walk-in shower with anti-slip flooring, shower heads on wall bracket. Stainless steel shelving, wall mounted handwash basin, mixer tap and baselevel storage drawers. (Further internal sliding door into)



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**Bedroom Two/
Playroom**

measuring approximately 12'3" x 8'10" (3.73m x 2.69m) with side elevation triple glazed window, vertical blinds, ceiling lights, light tube, timber floor covering with underfloor heating, TV aerial socket, multi socket power points and built-in wardrobe cupboard/storage.

At the end of the main hall there is useful under stair storage cupboard with coat hooks and light point. Further sliding doors open into

Utility Room

with stainless steel single drainer sink unit with mixer tap worktop surfaces, plumbing for automatic washing machine. Space for tumble dryer, ample power points, extractor fan and ceiling lights, light tube. Enclosed Vaillant gas boiler and useful storage cupboards. Side elevation triple glazed window with internal Venetian blinds, partial ceramic tiled surrounds, timber floor covering. Sliding door into

Lounge/Dining Room/Sunroom

measuring overall approximately 20'8" x 18'2" (6.3m x

5.54m)

maximum, being L-shaped with engineered oak flooring, underfloor heating being open plan with gable end glazed feature window, with French doors tilt and lift, further triple glazed dual aspect windows with vertical blinds. Light and power points.



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There is walk-in office area with BT point, power points, shelving and triple glazed window.

Kitchen (with sliding doors off the lounge) measuring approximately 8'10" x 9'9" (2.69 x 2.97m) with dual aspect triple glazed windows having internal Venetian blinds, panelled radiator, range of fitted kitchen units comprising worktop surfaces, drawers and storage cupboards under. Single drainer stainless steel sink unit with mixer tap and wall mounted storage cupboards. Plumbing for dishwasher. Storage space for large fridge. Ceramic four ring hob top and electric fan oven under with stainless steel extractor hood over. Ceramic tiles surround, multi socket power points, Baxi central heating boiler also serving domestic hot water, coved ceiling, ceiling lights, fitted wall shelving and linoleum tiled floor covering.



Oak stairway (custom made) from the hall leads up to first floor landing with night lights, galleried balustrading, oak floor covering and access to eave storage. Velux roof lights and large built-in storage cupboard with oak sliding doors. Doors off to



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Bedroom Three measuring approximately 11'1" x 10'11" (3.38m x 3.33m), front elevation triple glazed window and 2 Velux roof light windows. Ceiling light point, panelled radiator, coving and multi socket power points. Night lights and built in cupboards.



Bedroom Four measuring approximately 6'4" x 11'3" (1.93m x 3.43m) with rear elevation circular window, large Velux window and tube lights. Ceiling light point, panelled radiator, coving and multi socket power points. Built-in wardrobe cupboards with sliding oak doors. Night lights.



Off the landing there is

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Bathroom comprising panelled bath, plumbed in Mira shower, shower curtain and rail patterned, ceramic tiles surround, pedestal handwash basin, low flush WC. Panelled radiator, towel rail, mirror-fronted wall cabinet, shaver point and mirror. Velux roof light window with internal Venetian blinds, tube light. Oak floor covering, extractor fan, pull cord light switch.



Outside the Property



The approach to the front of the house off George Lane provides off-road parking with retaining wall and steps up to an attractive landscaped area.

There is front door to the separate suite and an internal door to the main reception hall of the house which has a separate front porch to the righthand side of the property having an independent access with timber gate from the front to this porch. There are sensor lights around the property.

The property is detached with paved access to either side, there is lean-to storage area, outside power points, mains water points and stores.

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To the Rear of the Property

There is patio and lawned area, timber trellised archway and path to greenhouse measuring 8'0" x 6'0" (2.44m x 1.83m).

Beyond the lawn there is



Hobby Room/Office measuring 21'0" x 9'3" (6.4m x 2.82m) with covered veranda surround providing storage. This converted Marley garage is connected to mains water and electricity. With front patio door access and front double-glazed window, presently being used as an annex.

The property is enclosed by close boarded fencing.



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Services: All mains services are connected to this property. 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,
Pershore
WR10 1PT Telephone 01386 565000

Council Tax: Band F

Viewing

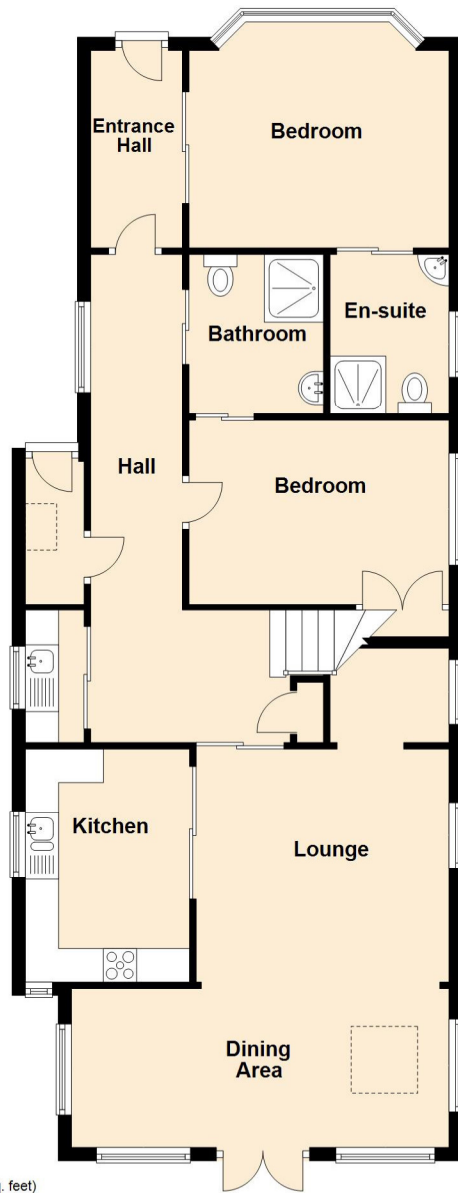
BY APPOINTMENT ONLY

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.

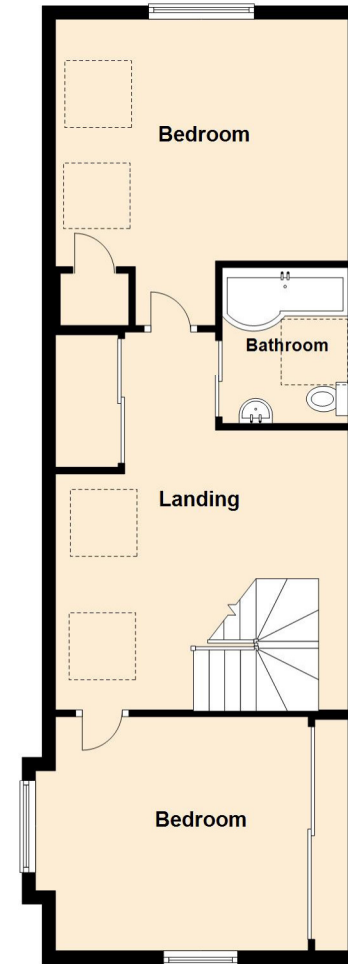
Estate Agents Act 1991 (Misrepresentations Act 1967)

(Conditions under which particulars are issued)

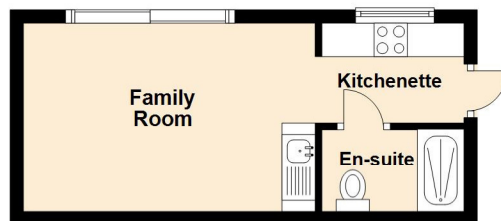
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Ground Floor
 Approx. 116.5 sq. metres (1254.4 sq. feet)



First Floor
 Approx. 62.1 sq. metres (668.1 sq. feet)



Total area: approx. 178.6 sq. metres (1922.5 sq. feet)