



**Johnsons**  
PROPERTY CONSULTANTS

## 6 Kingshurst Gardens

Badsey  
WR11 7 AR

**Guide Price**  
**£375,000**



Johnsons  
PROPERTY CONSULTANTS

FOR SALE  
01386 761515



# 6 Kingshurst Gardens

Badsey, WR11 7AR

**Guide Price £375,000**

Introducing 6 Kingshurst Gardens; a rare gem in the heart of a beautiful semi-rural setting. This immaculate two-bedroom end of terrace home is a testament to modern elegance intertwined with timeless charm. Ideally located on the quiet edge of the sought after village of Badsey, this stunning residence offers a tranquil retreat away from the hustle and bustle.

Upon entering the property, you are greeted by a welcoming atmosphere that flows seamlessly throughout. The ground floor boasts a light and contemporary feeling of space, without compromising on the warmth of a well-loved home.

The kitchen is a beautiful space to enjoy cooking up culinary delights, with ample space for a dining table to host guests or to open out onto the garden to be at home with nature.

The spacious lounge offers an invitation to relax and enjoy a cosy night in with the family. The downstairs accommodation is complimented by a WC for added convenience.



Upstairs there are two ample sized double bedrooms, and a family bathroom.

There is an additional en-suite, adding a touch of luxury to every-day living.



### Nearby Amenities

Bus stop: 0.1 mile

Church: 0.8 miles (St James Church)

Convenience Store: 0.7 miles (Spar)

Farm Shop: 2.5 miles (Wayside Farm Shop)

Supermarket: 2.1 miles (Lidl) / 3 miles (Morrisons)

Pub: 0.1 miles (Round of Gras)

GP Surgery: 2.3 miles (DeMontfort Medical Centre)

Train Station: 4.5 miles (Evesham)

### Local Schools

Badsey First School (0.48 miles)

Bretforton Village School (1.12 miles)

Blackminster Middle School (1.36 miles)

The De Montfort School (2.05 miles)

SEN - Vale of Evesham School (2.06 miles)

*(Please get in touch with individual educational establishments to enquire about admission criteria and available places.)*





A highlight of this property is the quaint courtyard-style walled garden, offering a secluded outdoor space perfect for enjoying a morning coffee or alfresco dining on warm summer evenings.

Additionally, the property boasts a truly stunning covered car port and garage, providing convenient parking and storage solutions for vehicles and outdoor equipment.

The current owner has also considered the possibility of converting the existing carport and garage into further living accommodation, which could provide an opportunity to accommodate elderly relatives or grown up children (subject to necessary approvals).



## About the area

Badsey is a lovely village located to the east of the market town of Evesham, it has a wealth of history, documented in immaculate detail by residents through the Badsey society. Modern Badsey enjoys modest amenities such as a convenience store and post office, traditional butchers shop, church and village hall. There is a vibrant community in the village, with regular activities and parish organised events such as its annual Soapbox Derby, Christmas events and the long running Badsey Flower Show. As well as a recreation ground, Badsey enjoys surrounding access to miles of rural walks to explore, with the Badsey Society recently launching the 'Badsey and Aldington Trail' which gives interactive points to discover at various points around the village. For the socially inclined, the village is home to two pubs, the Round of Gras and The Wheatsheaf offering a choice of cuisine and experiences. For sporting enthusiasts, there is a charming sports and social club and the village is home to the Evesham Archery Club and Badsey Rangers Football Club.

The neighbouring village is also home to The Fleece Inn, a National Trust pub with a thriving summer schedule of folk music, morris dancing and a range of ales. For commuting, access is relatively easy onto the A46, there are regular bus routes through the village serving neighbouring villages as well as heading further afield to towns such as Redditch. Evesham train station has direct links through to the nearest city, Worcester and also direct route options into London.

## Useful information:

Tenure:	Freehold
EPC:	B (83)
Council Tax:	Band C (Payable to Wychavon District Council)
What3Words:	///parting.scooter.barrel
Parish:	Badsey (Badsey & Aldington Ward)
Heating:	Boiler and radiators, mains gas
Windows:	High performance glazing

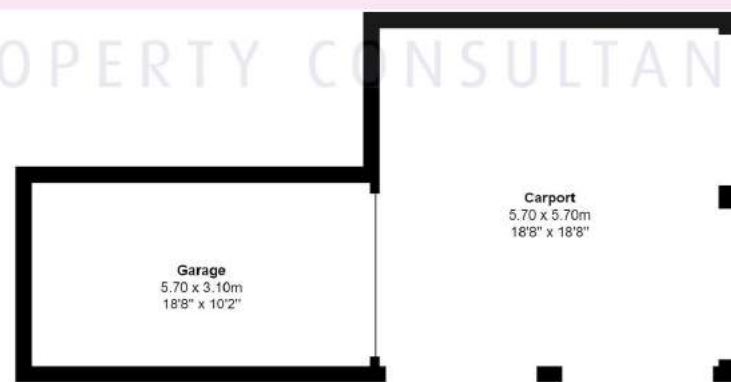


The Energy Performance Certificate for this property is: **B (83)**

There is potential for the property to move to: **A (95)**

More details can be found at:  
[www.find-energy-certificate.service.gov.uk](http://www.find-energy-certificate.service.gov.uk)

## 6, Kingshurst Gardens, Badsey, WR11 7AR



Total Approx Area: 78.0 m<sup>2</sup> ... 840 ft<sup>2</sup> (excluding garage, carport)  
All measurements of doors, windows, rooms are approximate and for display purposes only.  
No responsibility is taken for any error, omission or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



**01386 761 515**

[sales@johnsons-property.co.uk](mailto:sales@johnsons-property.co.uk)

[www.johnsons-property.com](http://www.johnsons-property.com)

91 High Street, Evesham,  
Worcestershire, WR11 4DN

Johnson's  
PROPERTY CONSULTANTS

FOR SALE  
01386 761515

arla | [propertymark](#)

PROTECTED

naea | [propertymark](#)

PROTECTED



**Johnson's**  
PROPERTY CONSULTANTS

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If there are any matters that are likely to affect your decision to buy, please contact us before viewing the property.