



Gefrin, Hadzor, Droitwich, Worcestershire WR9 7DS

G HERBERT
BANKS

EST. 1898

A modern spacious bungalow located in a popular rural location close to the town of Droitwich Spa. Five bedroom accommodation extending to 2,485 ft² (230.8 m²). Standing in a plot of 0.231 acre.

For sale by Private Treaty

Droitwich 2 * Worcester 7.5 * Birmingham 24
Approximate Distance in Miles

Situation

Gefrin is located on a short no through country lane and enjoys a peaceful rural location. Although accessible via country lanes, the property is easily reachable from the town of Droitwich, which by car is only a few minutes away. Droitwich Spa has a train station with a direct line to Birmingham, with Worcester Parkway station, only a short distance to the south, having a direct line to London Paddington. Droitwich provides excellent local shopping, amenities and leisure.



Description

Gefrin is a modern detached dormer bungalow constructed in 2005 with spacious and well laid out living accommodation extending to 2,485 ft². The property has some good quality fittings throughout.

The accommodation is set out over two floors, as illustrated by the floor plan.

The front door opens to a generous hallway with doors off to the various ground floor rooms including two reception rooms, kitchen, three bedrooms and a bathroom. Two of the ground floor bedrooms have en-suite shower rooms which are well fitted.

From the entrance hall stairs lead up to the first floor landing with two further bedrooms, one with an en-suite WC and the other with en-suite shower room. There is access to a considerable amount of eaves storage space.

The property is accessed off the no through lane into a private driveway, with a pair of electric metal gates opening to a large stone parking and turning area. The gardens are all to the rear with a generous paved terrace and lawned gardens to include a timber built garden building.

The property has wonderful far reaching rural views from the rear of the property.

Tenure

The property is Freehold, and vacant possession will be given upon completion.

Services

It is understood that the property is connected to mains electricity and water. The property is heated via an oil fired central heating system. Drainage is to a private drainage system located within the garden. The drainage system is currently shared with the neighbouring commercial property, which is also being offered for sale. The new owner of the neighbouring property will be obliged to disconnect from the existing system and organise their own new system, within six months of their purchase. Please note that the oil tank for the dwelling is located in the grounds of next door (The Warehouse). The purchaser of Gefrin will have three months from their purchase to relocate their oil tank within the area being purchased.

Local Authority

Wychavon District Council - Tel: 01386 565 000.

Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Viewing

Via the Sole Agent - Tel: 01299 896968.

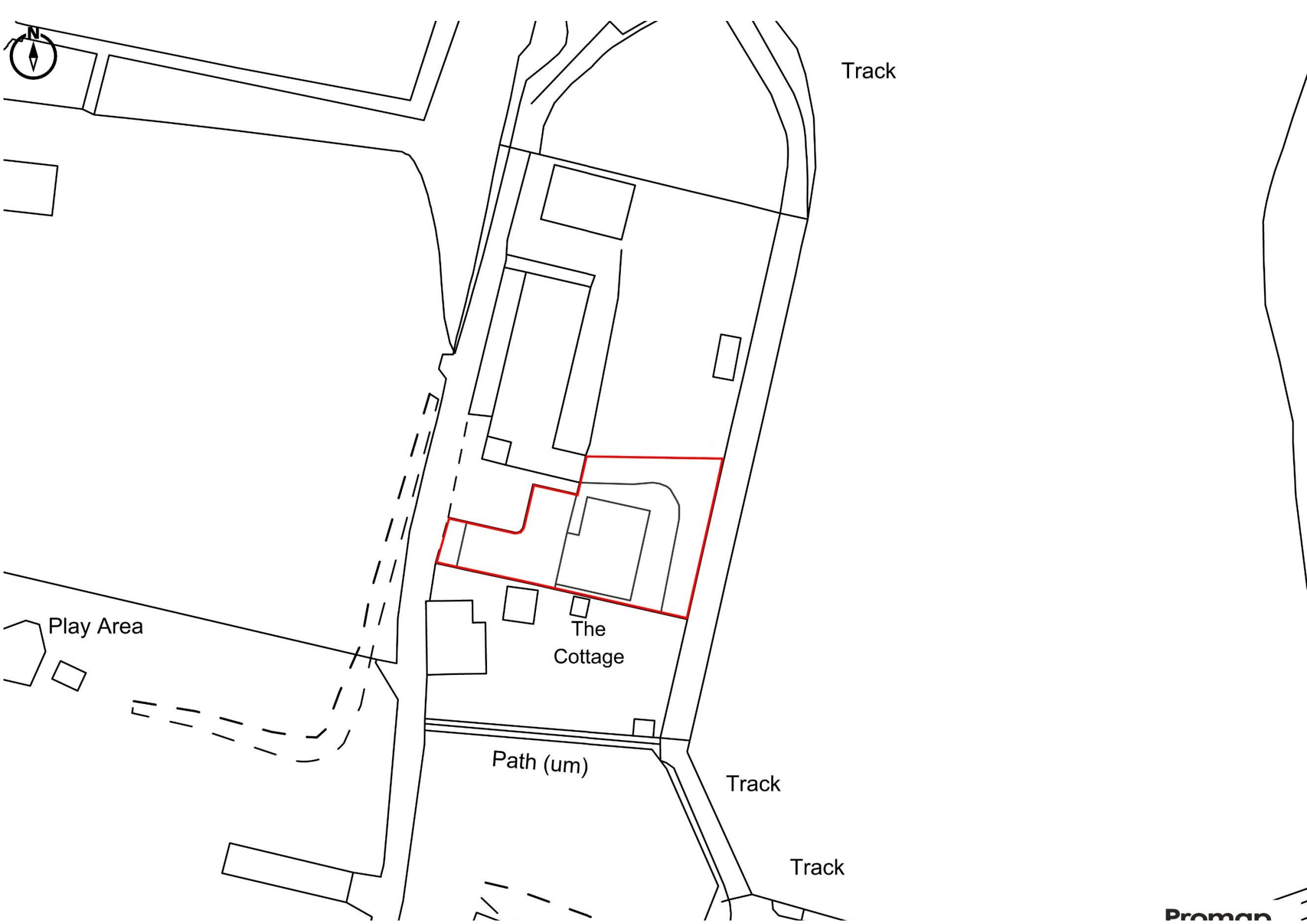
Rights of Way, Wayleaves & Easements

Having looked at the Worcestershire County Council Public Rights of Way Plan, it does not appear that there are any public rights of access over the property. The property has direct access to the publicly maintained highway. The selling agent is not aware of any further private or public rights of way or easements affecting the land. The property is sold subject to and with the benefits of rights, including rights of way, whether public or private, rights of light support, drainage, water, electricity supplies and other rights and obligations, easements, quasi-easements and restricted covenants and all existing wayleaves of mast pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the general remarks and particulars of sale or not and to the provision of any planning scheme of county or local authorities

Money Laundering, Terrorist Financing & Transfer of Funds (Information on the payer) Regulations 2017

We are governed by the Anti-Money Laundering Legislation and are obliged to report any knowledge or suspicion of money laundering to the National Criminal Intelligence Service. Therefore, if you purchase this property, you will be required to produce photographic identification and a utility bill for your current address in accordance with this Act. Without identification a sale cannot proceed

Sales particulars produced in January 2025.



Track

Play Area

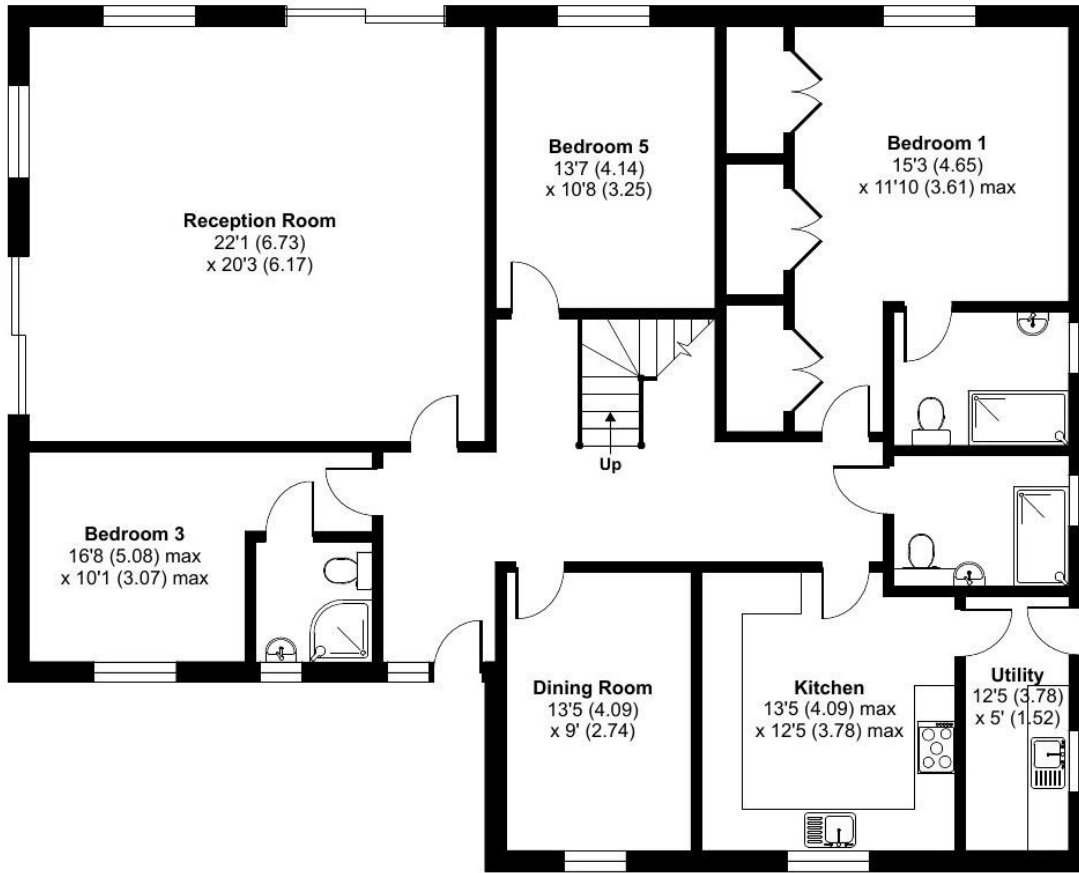
The
Cottage

Path (um)

Track

Track

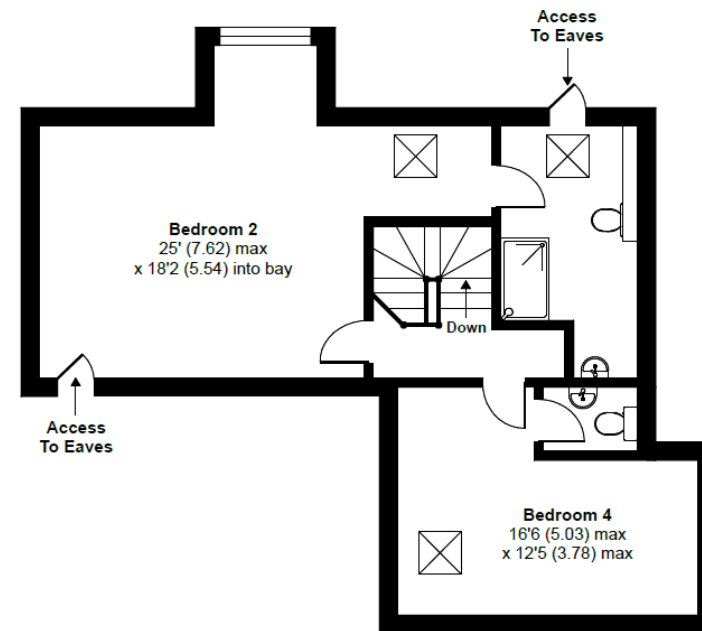




GROUND FLOOR

Approximate Area = 2485 sq ft / 230.8 sq m

For identification only - Not to scale



FIRST FLOOR

**G HERBERT
BANKS**

EST. 1898

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AGENTS NOTE The Agents would stress that these particulars have been written as a guide to the prospective purchaser and that measurements are approximate. If a prospective purchaser requires clarification on any point mentioned within these particulars they are asked to contact the Agents. The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor the Agents of the Vendor, are responsible for any such faults or defects or for any statements contained in the general remarks, summaries or particulars of sale of the property prepared by the said Agents. The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance of any of the said statements, that he has satisfied himself as to the correctness of each of the statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or the said Agents in relation to, or in conjunction with, the property. The plan and quantities are based on the last Ordnance Survey sheets as revised by the Agents. Where fields or enclosures have been divided, the areas have been estimated by the Agents and the quantities are believed to be correct and shall be so accepted by the purchasers. G Herbert Banks LLP is a limited liability partnership registered in England and Wales with registered No. OC344076. G Herbert Banks LLP is a member of The Property Ombudsman.

