



9 Lower Drive  
Besford Estate | Worcestershire | WR8 9AH

FINE & COUNTRY

# 9 LOWER DRIVE

---

An immaculate detached residence sitting within the highly sought after Besford Court Estate, having the full use of the facilities, tennis courts, football pitch, community centre and grounds. Five double bedrooms, open plan kitchen/dining/sitting area. Two further reception rooms. Main bedroom with dressing area and en-suite. Three bathrooms in all. Garden and garage. Great easy access to motorway and rail network.



- Ground Floor
- Entrance Hall
  - Study
  - Sitting Room

- Cloakroom
- Kitchen/dining/sitting area
- Utility Room









# Seller Insight

“ In their search for a spacious home, the family were immediately attracted to 9 Lower Drive, Besford Estate. They loved its inviting kerbside appeal, the impressive space in every room and good location. The house ticked all their boxes.

The family have worked lovingly to create a home of visual treats. They upgraded and illuminated all the coving which lights the upper section of each ground floor room, giving a bright, chic and stunning ambience. Kamdean flooring was laid throughout, and it is not only beautiful to look at but also easy to maintain.

The kitchen and dining zone is flooded with natural light and the busy daily hub of this special home. You can relax and chat to the cook or gather round the table for meals with family and friends. It is a great sociable area and in summer you can fling open the doors to invite the garden in, to form an al fresco dining area on the patio.

The sitting room, with its central modern fire and large proportions, is perfect for family down time and also serves as an elegant entertaining space. It is a combination of luxury and comfort.

The main bedroom suite, with its huge dressing room and bathroom, is the perfect adult sanctuary. There is an abundance of storage spaces in the house and attic; an important factor in a family home.

The quiet, sunny garden is set to lawn and borders, and is perfect for relaxing.

The house is situated on the Besford Estate which has a good community life. There is access to tennis courts, the football pitch and community centre. It is close to Worcester Parkway Station with a good service to Birmingham and London; and is a mere ten minute drive to beautiful walks in The Malverns and Bredon Hills. Pershore and Worcester are also conveniently close. There is something in the area for the whole family. You can enjoy a most pleasing lifestyle from this house.

The family will miss both the house and the community but take away very many happy memories.\*

\*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







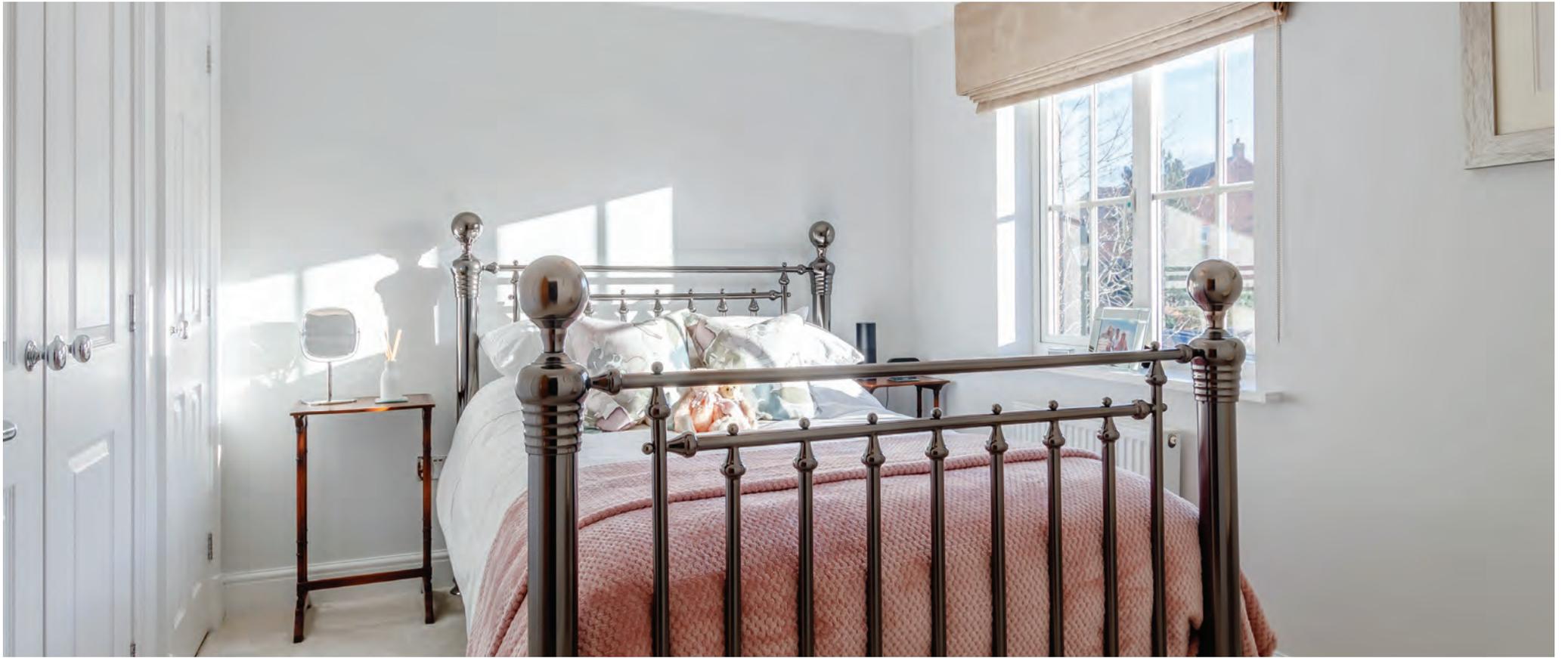


First Floor

- Landing
- Main Bedroom with walk-in dressing room and en-suite bathroom
- Bedroom Two
- Bathroom
- Bedroom Three







- Second Floor
- Bedroom Four
  - Bedroom Five
  - Bathroom





Outside  
Beautifully appointed rear garden.





## BESFORD, WORCESTERSHIRE

---

Besford Court Estate has approximately 35 acres of private grounds providing a delightful setting amidst the highly sought after rural landscape of South Worcestershire. The historic Croome Estate may also be found some 2.6 miles to the West, with its restored "Capability" Brown Park and palladium Mansion. East is Upton-upon-Severn, famous for its festivals, marina and gastro pubs, and to the West is the historic market town of Pershore, defined by its Abbey, boutique shopping and annual plum festival.

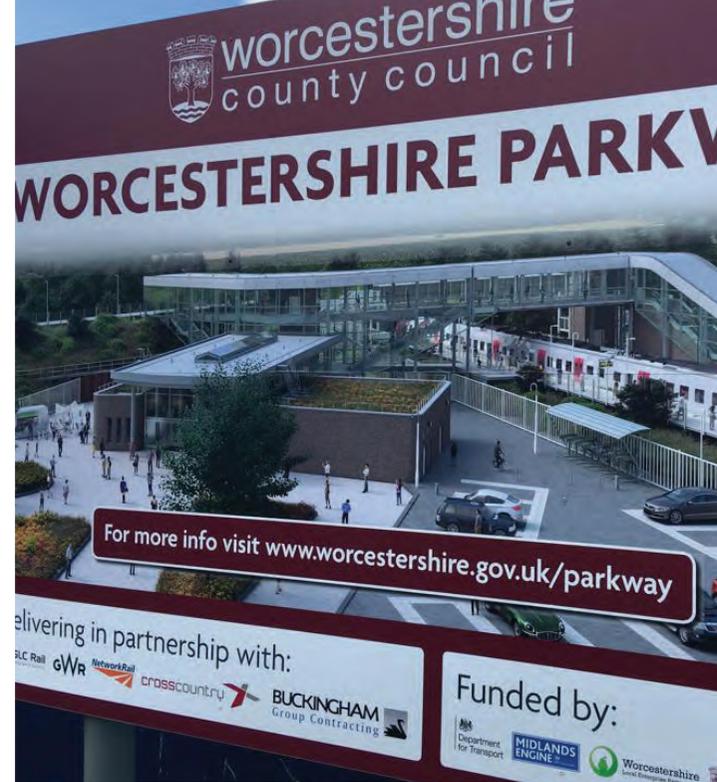
The County Town and Cathedral City of Worcester, lying on the banks of The River Severn, is some 8 miles North, providing for high street shopping and characterised by one of England's great Cathedrals, its Racecourse, County Cricket Ground, Premiership Rugby Club and University.

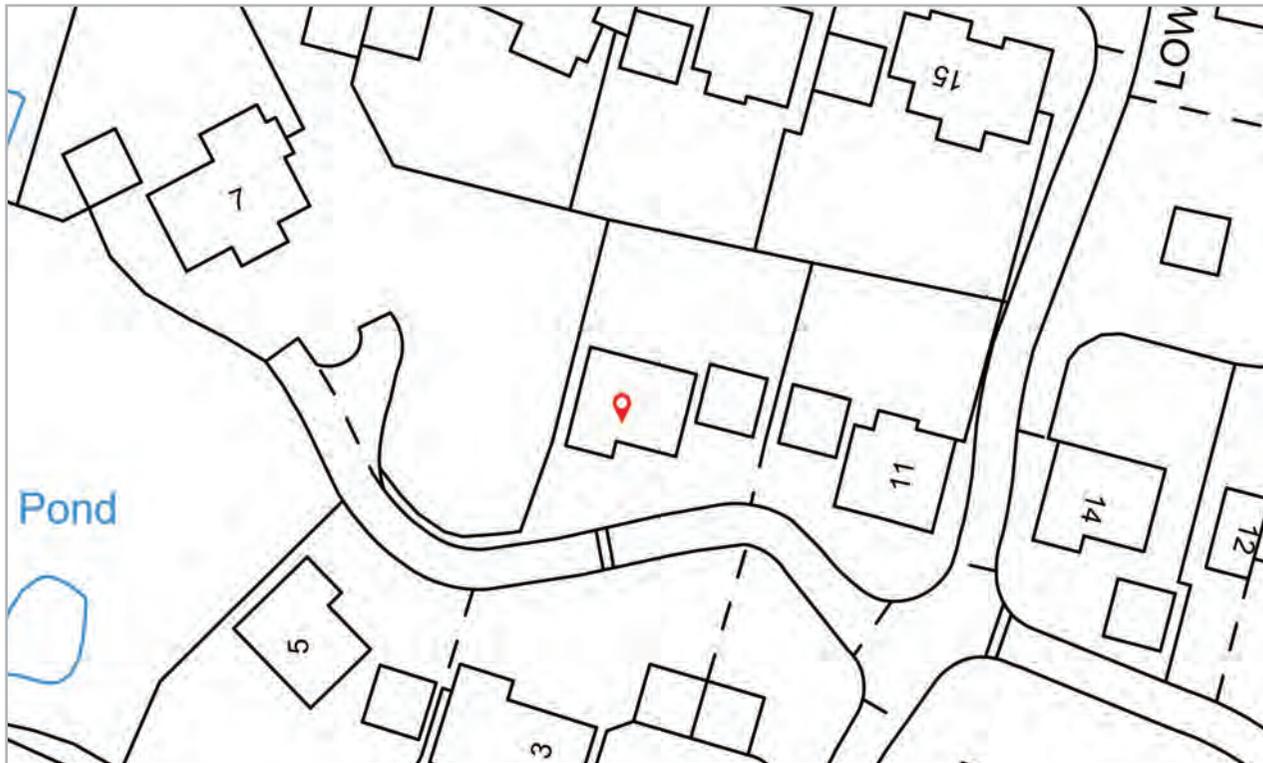
The neighbouring village of Defford, which gives its name to the airfield synonymous with the invention of the radar, provides for a local pub, sailing on the River Avon and active village hall. Whilst Cheltenham and its Racecourse is within easy reach for days out and high-end shopping. Lower Drive is well placed for ready access to the North Cotswolds and Broadway, as well as Stratford-upon-Avon, and Great Malvern and The Malvern Hills.

The M5 motorway (accessed via J1 of The M50 or J7 at South Worcester) provides for ready access to Birmingham and the surrounding industrial and commercial areas, as well as Birmingham International Airport and the M40. London is best accessed by the M40, via Stratford. The M5 South also provides for commuting to Cheltenham, Gloucester and Bristol.

The newly opened Worcestershire Parkway Railway station, situated to the east of Worcester and only 5 miles from Besford, is intended to increase the capacity to London as well as reduced journey times. This has a significant impact on Worcestershire's accessibility to the Capital and other regional centres.

If education is a priority then Worcestershire is blessed with an enviable mix of schooling at all levels, including a variety of independent establishments, allowing parents to select the right environment for their children's needs.





#### Services

Mains water, electricity and drainage. Propane gas.

There is a service charge of £117pcm or £1,404pa for use of the facilities at Besford Court Estate.

BT fibre broadband with a download speed of 1,000mbps.

Ruckus wifi system fitted which provides uninterrupted connection within the house and garden.

#### Tenure

Freehold

#### Local Authority

Wychavon District Council

Council Tax Band G

#### Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01905 678111.

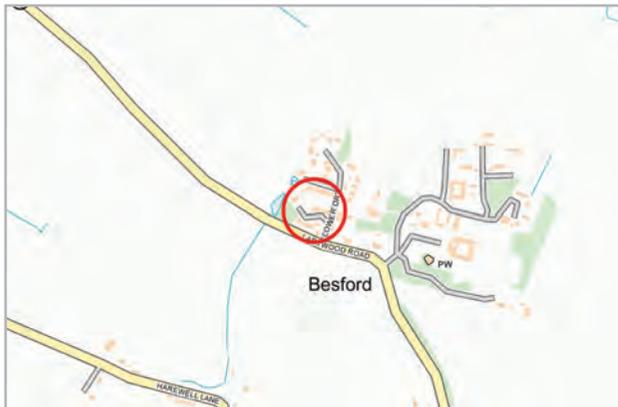
#### Website

For more information visit [www.fineandcountry.com](http://www.fineandcountry.com)

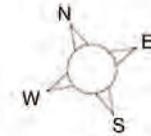
#### Opening Hours:

Monday to Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm



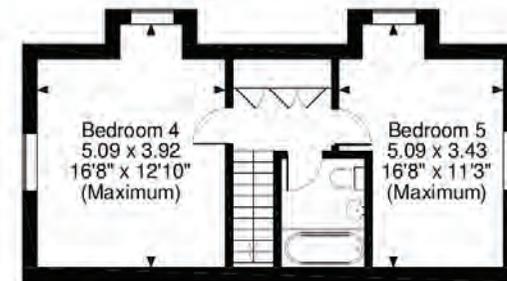
**Lower Drive, Besford Estate, Worcester**  
**Approximate Gross Internal Area**  
**Main House = 2166 Sq Ft/201 Sq M**  
**Garage = 298 Sq Ft/28 Sq M**



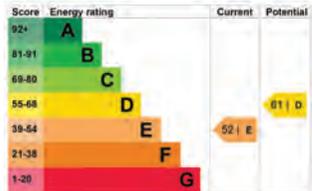
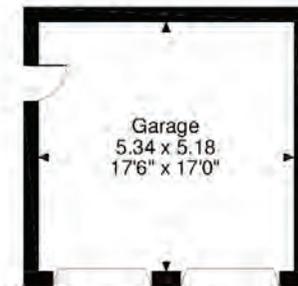
**Ground Floor**



**First Floor**



**Second Floor**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8443527/OHL





HALINA DAY

Fine & Country Droitwich Spa  
T: 01905 678111 | M: 07920 857 582  
halina.day@fineandcountry.com

Having grown up in Warwickshire, Halina now lives in the Worcestershire village of Feckenham with her partner and two French Bulldogs. She has a strong background in sales and thrives on showing her clients how to showcase their home in order to achieve the best possible price. She will always go the extra mile and uses her excellent negotiating skills to ensure that all offers reach their full potential. Outside of work, Halina enjoys exercising at the gym and spending time with her two grown up sons.

YOU CAN FOLLOW HALINA ON



”

*“Halina was a pleasure to deal with on the purchase of the property, Halina guided us through the whole process with ease and was always available to help and advice.”*

## FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

Fine & Country  
Tel: +44 (0)1905 678111  
droitwich@fineandcountry.com  
12 Victoria Square, Droitwich Spa, Worcestershire WR9 8DS

