

Peter Clarke



90A Bretforton Road, Badsey, Evesham, WR11 7XQ

- Three bedroom detached home
- Feature vaulted entrance hall
- Sitting room
- Kitchen/dining room & utility
- Underfloor heating to the ground floor
- Main bedroom with ensuite and juliette balcony
- Two further bedrooms and a dressing room
- Family bathroom
- Driveway parking and garage
- West facing rear garden



£575,000

Modern three bedroom detached home built by renowned local builder approximately 10 years ago and there's been carefully maintained by its owners. There is a full height hallway as you enter the property along with sitting room, kitchen/diner, utility and cloakroom. On the first floor there were three bedrooms, dressing room/study, ensuite and a family bathroom. Outside there is driveway parking, detached garage, and a west facing garden.

BADSEY

Badsey is a charming and well-connected village in the Vale of Evesham, known for its fertile countryside and long heritage of market gardening, including renowned local asparagus and plums. The village blends historic character—centred around the 12th-century St James' Church with its distinctive Norman features—with practical amenities such as a primary school, village store with post office, butchers and two traditional pubs. With scenic rural surroundings and easy access to mainline rail services via nearby Evesham and Honeybourne, Badsey offers peaceful village living with excellent connectivity.

ACCOMMODATION

The front door opens into a vaulted entrance hall with real wow factor. There is a dual aspect sitting room, kitchen/diner, utility and cloakroom. On the first floor, the main bedroom has a Juliette balcony as well as an ensuite bathroom. there are two further bedrooms as well as a useful dressing room/study. family bathroom. Outside, the property is approached via a shared gravel driveway and being away from the main road. There is driveway parking in front of the house for a number of cars. There is a detached garage to the side of the house, with storage in the loft space above. The rear garden has been planted to create privacy, and is west facing to take advantage of the afternoon sun.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains gas, electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band F.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.





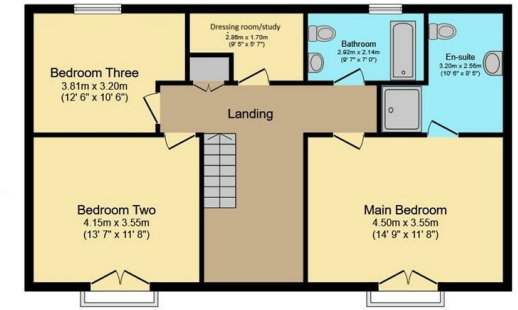


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Ground Floor

Floor area 82.6 sq.m. (889 sq.ft.)



First Floor

Floor area 79.4 sq.m. (855 sq.ft.)

Total floor area: 162.1 sq.m. (1,744 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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