



BRAMLEY LODGE  
3 Brutons Orchard | Defford | Worcestershire | WR8 9BQ

HUGHES **HS** SEALEY



# Welcome to...

## BRAMLEY LODGE

Welcome to Bramley Lodge, a three double bedroom family home located in this private setting comprising of only three other properties. Offered for sale with no onward chain, the property benefits from driveway parking, a detached double garage and a large and enclosed rear garden. Add in that the home enjoys two formal reception rooms, a study, kitchen/breakfast room and that each bedroom benefits from its own en suite bath/shower room and you begin to understand why this property comes with such a high recommendation to view. The charming village of Defford benefits from a local farm shop, Church, two public houses and village hall. Approximately five miles away is the historic town of Upton upon Severn, situated on the banks of the River Severn and the market town of Pershore. Both have a good range of shops for everyday needs as well as a Post Office, bank, new medical centre, dental surgery, library and churches. Upton upon Severn has a marina and to date there is an annual point-to-point meeting as well as Jazz, Folk and Blues festivals. The town of Pershore is also only three miles away and caters for primary and secondary education.

There is also easy access to the centres of Worcester, Malvern, Tewkesbury and Evesham. The M5/M50 Motorway Junction is approximately six miles distant bringing the Midlands, the South West and South Wales all within reasonable commuting time. There are further transport communications with two mainline railway stations at Malvern and one in Pershore and Ledbury with connections to Worcester, Birmingham, London Paddington, Hereford and South Wales.

Returning to the property, the home enjoys a large central entrance hall with wood flooring and stairs rising to the first floor. From the entrance, access is gained to all the ground floor rooms which include a spacious living room, featuring French doors to the rear garden and a log burning stove. Just off the living room, access is gained to the study.

Further rooms to the ground floor include a cloakroom, dining room, a wonderful kitchen/breakfast room, benefiting from a wealth of units which sit alongside a host of integrated appliances. Furthermore, French doors give access to the paved terrace whilst a further opening leads to the attached utility room.

Completing the ground floor is the first of the three double bedrooms with this room benefiting from a walk-in wardrobe and an en suite bathroom. Upstairs are the two remaining bedrooms, both double rooms and both enjoying three-piece en suite shower rooms.

















# Explore outside...

## BRAMLEY LODGE

Externally, to the front is a drive that allows parking for multiple cars and which in turn leads to the detached double garage, benefiting from light and power. To the rear is a sizeable garden, fully enclosed and featuring a paved terrace, raised pond and lawns.

- A lovely three double bedroom detached family home built in 2008
- Located within a private development comprising of only four properties
- Offered for sale with no onward chain
- Enjoying driveway parking and detached double garage, offering light and power
- Spacious entrance hall, gives access to all ground floor rooms
- Living room, dining room, kitchen/breakfast room, utility, study and cloakroom
- One double bedroom with en suite bathroom is located on the ground floor
- The two further bedrooms, both with en suite shower rooms are located to the first floor
- Large rear garden offering paved terrace, raised pond and lawns enclosed by fencing
- A property that comes with a high recommendation to view

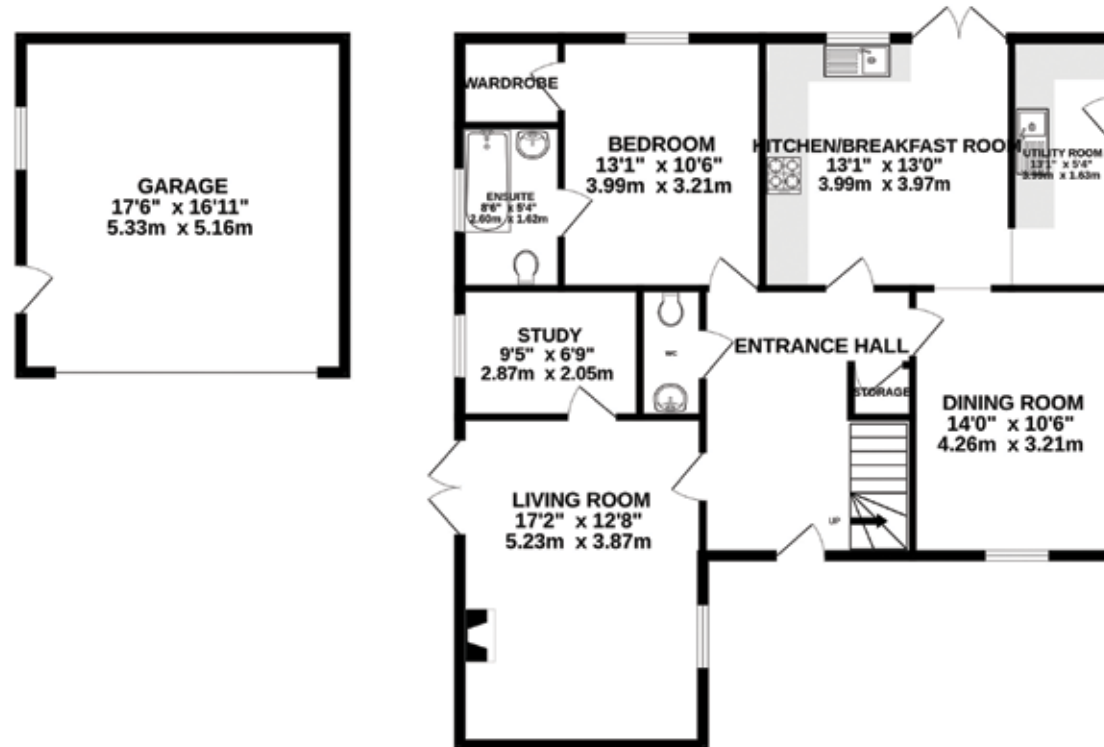
### DIRECTIONS

To locate the property, please enter the following postcode: WR8 9BQ. Upon arrival, drive up the driveway where Bramley Lodge can be located straight in front of you.

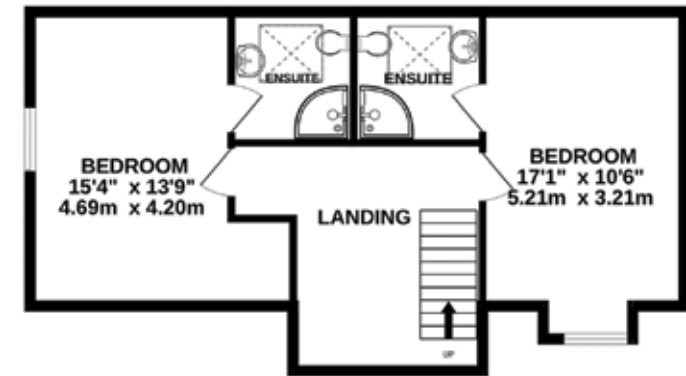




**GROUND FLOOR**  
1344 sq.ft. (124.9 sq.m.) approx.

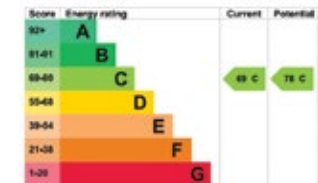


**1ST FLOOR**  
568 sq.ft. (52.7 sq.m.) approx.



**TOTAL FLOOR AREA : 1912 sq.ft. (177.6 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and 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 their operability or efficiency can be given.  
Made with Metropix ©2023







HUGHES SEALEY

Email: [cheltenham@hughessealey.co.uk](mailto:cheltenham@hughessealey.co.uk)

Tel: +44 (0)1242 220080 7 Court Mews, Charlton Kings, Cheltenham, GL52 6HS

HUGHES **HS** SEALEY