



BRAMLEY BARN
Deerfold Court | Besford | Worcestershire | WR8 9AN

Welcome to... BRAMLEY BARN

Welcome to Bramley Barn, a three-bedroom attached barn conversion that is believed to date back pre 1884 yet was converted into a residential dwelling in 1988. Set within this courtyard setting, the property enjoys a wealth of charm and character throughout and furthermore benefits from an en bloc, double garage, external storeroom and is set within private grounds totalling circa one acre, which combines formal garden and a paddock on 1/3 acre and it is because of the above, that this property comes with such a high recommendation to view.

Internally the property offers a central entrance hall which enjoys plenty of natural light. From the entrance, access is gained to the cloakroom, separate study, spacious living room, utility room and finally the kitchen/dining room. The living room is located to the left of the entrance and is accessed by full length glazed French doors. The room

enjoys plenty of natural light due to a large side elevation window and French doors that lead onto the rear patio. Providing a focal point to the room is a log burning stove which sits inset to the exposed, brick chimney breast.

To the far right of the property is the kitchen/dining room. The kitchen enjoys a wealth of fitted units, which sit alongside a host of integrated appliances whilst the dining area will comfortably house an eight-seater table and chairs.

To the upstairs, a large landing allows access to the three bedrooms and family bathroom. The master bedroom and guest bedroom are both large double rooms with the master bedroom benefiting from a three-piece en suite shower room. Both the master bedroom and guest bedroom have fitted wardrobes.









Explore outside... BRAMLEY BARN

Externally to the front, the property offers parking directly outside the barn whilst also benefiting from an en bloc double garage and external storeroom, both of which have light and power. To the rear is an expansive and mature garden that offers a rear terrace, mature and colourful flower beds, lawns and a vegetable garden whilst to the far side of the garden is a small paddock, all of which borders onto Worcestershire farmland and so ensuring the most wonderful of backdrops.

LOCATION

Bramley Barn forms part of Deerfold Court offering a rural position within the rolling Worcestershire countryside without being secluded. The market town of Pershore is around three miles away and the city of Worcester around seven miles. The property is also well positioned for access to Cheltenham and Malvern, the M5/M50 motorway network and the newly completed Worcestershire Parkway Station, only 4 miles from the property offers quick rail networks into London.

- A wonderful three-bedroom attached barn conversion
- Situated within a super setting which backs onto open Worcestershire farmland
- Sat within grounds of circa one acre, comprising of formal gardens and a 1/3 acre paddock
- Property benefits from en bloc double garage and separate store room



- Central entrance hall, cloakroom and a living room with log fire and French doors to rear garden
- Ground floor completed by a separate study and a lovely sized kitchen/dining room
- Upstairs is a large landing that leads to three bedrooms and a family bathroom
- Master bedroom features a wealth of exposed beams as well as three-piece en suite shower room
- Rear garden enjoys a paved terrace, lawns, mature flower beds and a vegetable garden
- A property that comes with a high recommendation to view

DIRECTIONS

To locate the property, please enter the following postcode into your sat nav system: WR8 9AN. Upon arrival drive into Deerfold Court and pass the garages on your left. At the turning circle, Bramley Barn is located to your right.

AGENTS NOTE:

1. Services – The home offers mains water, LPG gas and electricity and private drainage. The sewerage treatment plant is shared between the residents within Deerfold Court, comprising five properties in total.
2. A management company covers the shared cost of maintaining the sewerage treatment plant, driveway and common areas with each property paying £60 per month.



Approx Gross Internal Area
201 sq m / 2163 sq ft



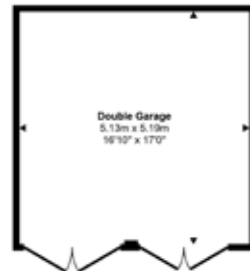
Ground Floor
Approx 83 sq m / 892 sq ft



First Floor
Approx 84 sq m / 899 sq ft



Store Room
Approx 8 sq m / 85 sq ft



Double Garage
Approx 27 sq m / 287 sq ft

□ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snaggy 360.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that an item shown is included with the property. For a free valuation, contact 01242 220080. Copyright © Hughes Sealey. Registered in England and Wales. Company Reg No. 11126899
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