



SPRING BANK HOUSE  
Upton Road | Defford | WR8 9BA

HUGHES **HS** SEALEY

# Welcome to... SPRING BANK HOUSE

Welcome to Spring Bank House, a wonderful five double bedroom family home, located in this highly sought after village enjoying elevated views across Worcestershire countryside and beyond to the Bredon Hill, encased within wraparound gardens approaching ½ acre. Add in that the property benefits from a wealth of internal accommodation, arranged over two floors, as well as a wealth of external outbuildings, you begin to understand why the property comes with such a high recommendation to view. Approached via a gravelled driveway, there is parking available for multiple vehicles whilst the home also benefits from open fronted brick car port. To the left of the driveway is a garden that is awash with colour and maturity, whilst being fully enclosed and enjoying a high degree of privacy.

Internally, the property enjoys a wealth of accommodation across the two floors, whilst the home also benefits from a cellar.

On the ground floor are a multitude of rooms to include the living room, dining room, conservatory, dining/hall and snug with the two later rooms both enjoying log burning stoves.

The living room is a wonderful size and benefits from French doors to the front elevation, allowing direct access to the front garden and driveway. Additional rooms to the ground floor include the utility room and stunning, recently fitted kitchen.

The kitchen, which was designed by the current owners, enjoys a wealth of fitted units which includes a walk-in larder, sitting alongside a host of

integrated appliances, featuring an AGA, boiling tap, fridge, washing machine, dishwasher and secondary cooking facilities (induction hob and oven). Completing the room's features is a charging drawer, perfect for hiding away devices such as phones and tablets.

To the first floor, a central landing leads to the five double bedrooms, two of which are located to the front of the property so enjoy a wealth of natural light and super, extended and elevated views over Bredon Hill.

The final two rooms to the floor are the family bathroom and family shower room, both of which have recently been upgraded and are stunning rooms, particularly the family bathroom which features a roll top bath and double walk-in shower.















# Explore outside... SPRING BANK HOUSE

Externally, the property benefits from a wealth of external outbuildings, these include a modern UPVC Victorian style greenhouse, the open fronted car port and a spacious workshop. The gardens wrap around the property and enjoy a high degree of maturity and colour, whilst featuring a fine selection of plants, trees and shrubs.

## LOCATION

Spring Bank House is in the charming Worcestershire village of Defford. This village offers a peaceful setting while being conveniently located between the historic market towns of Pershore and Upton-upon-Severn.

Defford benefits from a friendly community atmosphere and local amenities including a primary school, village hall, and a well-regarded pub. For more extensive shopping, dining and leisure options, the nearby town of Pershore (approximately 4 miles away) offers a wide range of facilities along with a railway station providing direct links to Worcester, Oxford and London Paddington.

Defford is well-positioned for commuters, with easy access to the M5 motorway (approximately 8.6 miles away) and major regional centres including Worcester, Cheltenham and Gloucester. The surrounding area is known for its scenic beauty, with numerous walking and cycling routes, and close proximity to the Malvern Hills Area of Outstanding Natural Beauty.

The area is well served by state, grammar and private schools, including the highly regarded Pershore High School in the nearby town of Pershore, RGS Worcester, Bromsgrove School, The King's School Worcester and the popular Malvern College with a boarding option.

There are a number of golf courses in the area. Racing at Stratford, Warwick and Cheltenham, motor racing at Silverstone, and fishing and sailing at Draycote Water.

## KEY FEATURES

- A wonderful five double bedroom detached family home, located in this highly sought after village
- Sat centrally within 1/2 acre of mature garden, awash with colour and vibrancy
- Due to the property's position, the home benefits from enjoying elevated views over Bredon Hill
- Driveway parking for multiple vehicles, open fronted car port and separate workshop
- Internally, benefiting from five reception rooms, kitchen and cloakroom to the ground floor
- Reception rooms include: Dining Hall, Snug, Living Room, Dining Room and Conservatory
- Stunning fitted kitchen with AGA, walk-in larder and wealth of integral appliances
- Five double bedrooms to the first floor, two front rooms enjoying wonderful views
- Stunning four-piece family bathroom plus additional, three-piece, family shower room
- A property that must be viewed to appreciate all that is on offer

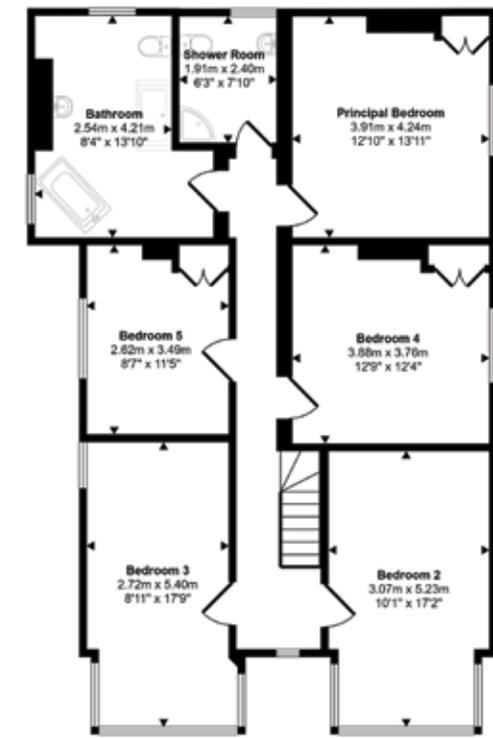
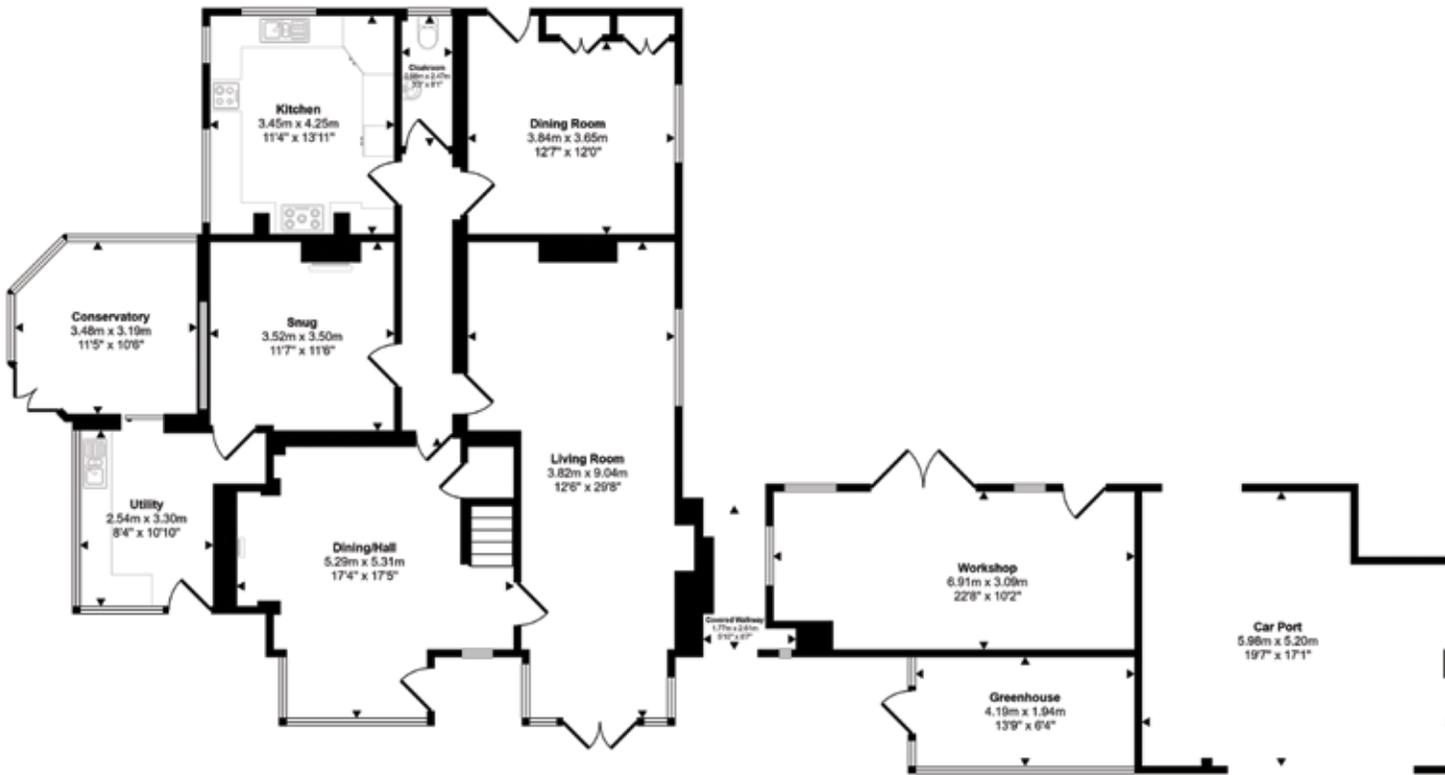
## DIRECTIONS

To locate the property, please enter the following postcode into your sat nav system: WR8 9BA. Upon arrival, the property can be identified by our For Sale sign.





Approx Gross Internal Area  
301 sq m / 3240 sq ft



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 Snappy 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 Registered Office: CDH Estates Ltd, Miramar, Cheltenham Road, Kinsham, Tewkesbury, GL20 8HP.





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