



8 THE ACRE
Defford | Worcestershire | WR8 9BZ

HUGHES **HS** SEALEY

Welcome to... 8 THE ACRE

A beautifully presented three/four-bedroom detached family home, offering generous and versatile accommodation together with attractive, established gardens and a wonderful conservatory overlooking the rear garden.

Occupying a pleasant position, this attractive brick-built home combines traditional character with spacious and comfortable living accommodation. The property has been thoughtfully maintained throughout and provides an excellent opportunity for those seeking a substantial family home with plenty of space both inside and out.

On entering, the welcoming hallway provides access to the principal rooms and features an attractive staircase leading to the first floor. The impressive sitting room is a particularly appealing space, enjoying a feature fireplace with wood-burning stove, excellent proportions and plenty of natural light. This room provides a wonderful setting for both family life and entertaining.

The kitchen/breakfast room is well equipped with an extensive range of cream-coloured wall and base units, contrasting work surfaces and tiled flooring. There is ample room for a dining table and chairs, creating a sociable heart to the home. From here, the property opens into a delightful conservatory, which enjoys views and access

to the garden and provides an ideal additional reception space.

The accommodation also includes a separate dining room, offering flexibility for formal entertaining, family meals or use as an additional reception room. Furthermore, if not required as a reception room, this becomes bedroom four, a double room.

There are three further well-proportioned bedrooms, with the principal bedroom enjoying fitted wardrobes and a generous amount of space, whilst further enjoying a three-piece, en suite shower room.

The further bedrooms provide excellent flexibility for family members, guests, or those requiring home-working space. The upper-floor accommodation also includes a particularly attractive bedroom with vaulted/sloping ceilings and a Velux window, creating a bright and characterful room. In addition, the room benefits from a three-piece, en suite shower room.

The property is served by well-appointed bathrooms, finished in neutral tones and providing practical family accommodation.









Explore outside... 8 THE ACRE

Outside, the gardens are a real feature of the property. The front garden is neatly landscaped with mature planting, shaped shrubs and an attractive pathway leading to the entrance, while the rear garden offers a lovely private environment with established borders, mature trees, lawn and several paved seating areas. To the front of the home is a detached double garage and double width driveway, with the garage featuring light and power.

The rear garden has been designed with entertaining in mind, including a substantial paved terrace making it an ideal space for outdoor dining during the warmer months. The mature planting and established boundaries create a peaceful and secluded feel.

This is a superb home for those looking for space, character and beautifully established gardens, while retaining the flexibility required for modern

family living. An internal inspection is highly recommended to fully appreciate the accommodation and the quality of the outside space.

KEY FEATURES

- A super three/four double bedroom detached family home, located in this sought after village
- Beautifully presented and ready to move into and enjoy
- Potentially, the sellers could vacate the property, so meaning no onward chain
- Double width driveway leading to detached double garage, with light and power
- Large, mature and highly private rear garden, featuring paved terraces, lawns and well stocked beds

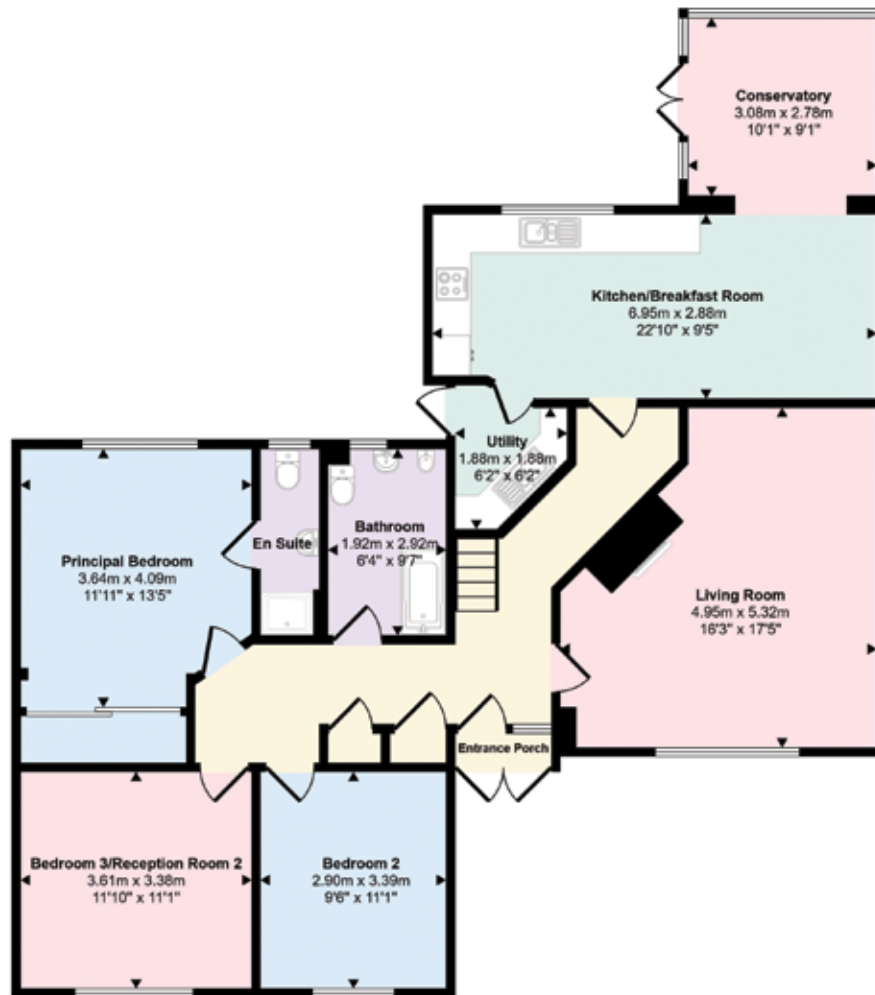
- Welcoming, central entrance. Spacious living room with log fire inset to the chimney breast
- Super open plan kitchen/dining room with opening to conservatory and door to utility room
- Principal bedroom and 1st floor guest bedroom with en suite showers
- Two further double bedrooms or one double bedroom and additional reception room
- Modern family bathroom completes the property's accommodation

DIRECTIONS

To locate the property, please enter the following postcode into your sat nav system: WR8 9BZ. Upon driving into The Acre, the property can be found on your right.



Approx Gross Internal Area
182 sq m / 1957 sq ft

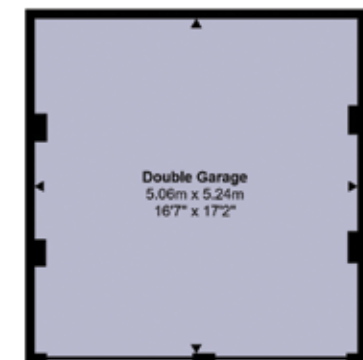


Ground Floor
Approx 124 sq m / 1335 sq ft

Denotes head height below 1.5m



First Floor
Approx 31 sq m / 337 sq ft



Garage
Approx 26 sq m / 285 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.

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