



8 Lodge Hill, Defford

Worcester

Guide Price **£495,000**



8 Lodge Hill

Defford, Worcester

- This property truly embodies the essence of "The Good Life"
- A beautifully presented & characterful 4 bedroom semi-detached property
- Situated on a 1.1 acre (approx.) plot
- Surrounded by far-reaching countryside views
- Living room & dining room with a double-sided wood-burning stove
- Dual-aspect fitted kitchen & utility area
- Two conservatories benefit from beautiful views of the gardens, orchards, and the surrounding landscape
- Formal garden & orchard with chicken coop & duck pond
- 15'7 x 15'6 wooden lodge and a stable block
- Located on the edge of the popular village of Defford, Worcestershire

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



The accommodation features a dining room with a double-sided wood-burning stove, which opens into a breakfast room with a bar seating area and stairs leading to the first floor. The dual-aspect living room, also warmed by the double-sided stove, provides access to one of two conservatories, offering delightful views of the orchard and duck pond.

The well-appointed dual-aspect kitchen includes integral appliances and enjoys far-reaching views to the west. Opposite, a utility area with fitted cupboards and worktops provides additional storage and workspace, with a stable door leading to the rear garden.

A rear internal hallway connects to a downstairs cloakroom and the second, generously sized conservatory, measuring 20'8" x 10'9". Like many rooms in the property, this space benefits from beautiful views of the gardens, orchards, and the surrounding landscape.

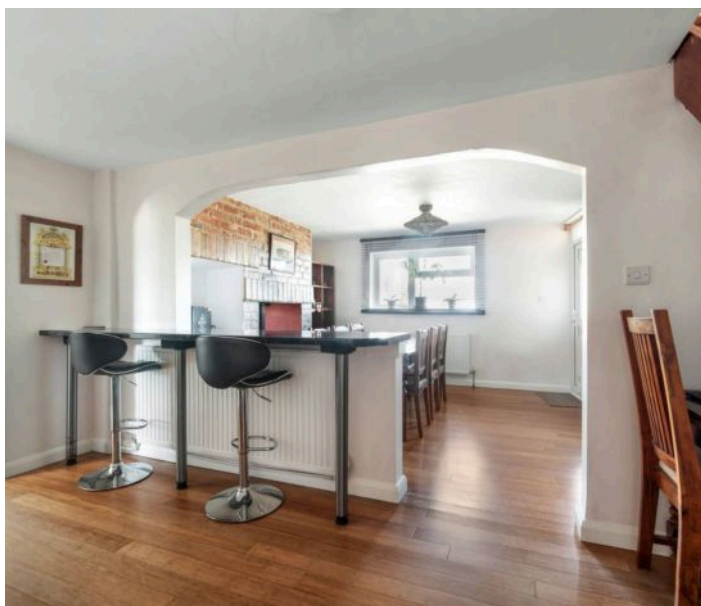
One wing of the first floor, accessed via the breakfast room, has two bedrooms, a family bathroom and a further staircase to an additional second-floor bedroom. The other wing, accessed via the living room, has a bedroom and bathroom, with an independent shower.

Externally, the 1.1 acre (approx.) plot comprises a formal garden area with well-tended lawns leading to a 15'7 x 15'6 wooden lodge and a stable block, all with power & lighting. The orchard has a variety of fruit trees, a large chicken coop and a duck pond.

To the front is mainly a parking area, suitable for parking up to four vehicles.

The property also benefits from double-glazing windows and LPG fired central heating.

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Lodge Hill

Approximate Gross Internal Area = 185.1 sq m / 1992 sq ft

Outbuildings = 46.3 sq m / 498 sq ft

Total = 231.4 sq m / 2490 sq ft

(Excluding Eaves)

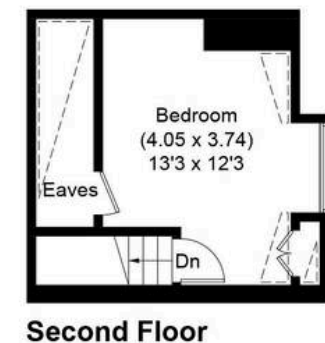
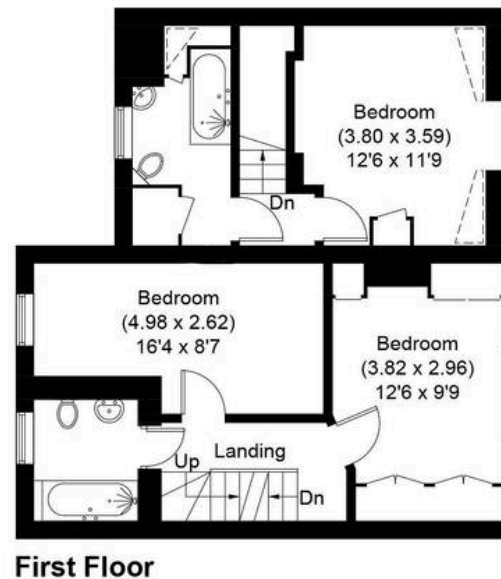
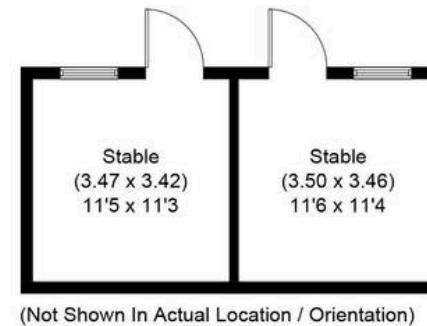
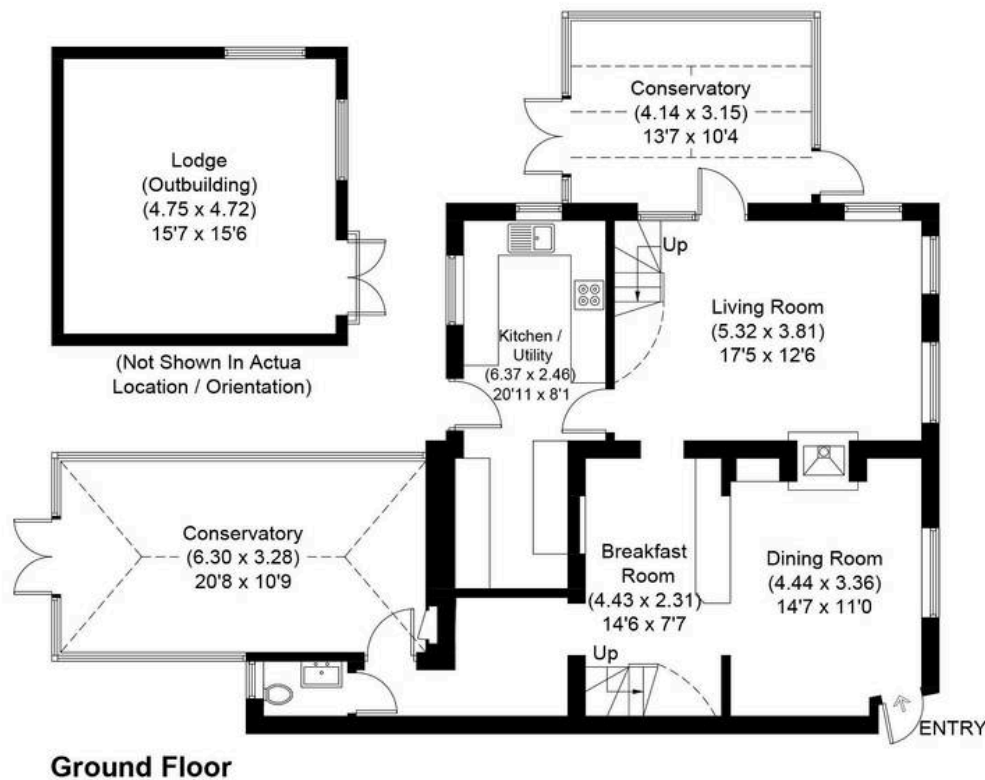


Illustration for identification purposes only, measurements are approximate, not to scale.



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