



**Fairacres, Walcot Lane, Drakes Broughton**  
Worcestershire

Guide Price **£625,000**





## Fairacres

Walcot Lane, Drakes Broughton

- An immaculately presented and generously proportioned five-bedroom, three-bathroom detached property with four reception rooms
- Excellent "C" rated energy efficient
- Contemporary fitted kitchen/breakfast with a range of integral appliances & adjoined to bright family/garden room
- 25'4 x 12'3 Living room with a bay window
- Utility room, downstairs cloakroom & office / study
- Five spacious bedrooms, two with en-suite bathrooms
- Gas-fired central heating & double glazing throughout
- Generous landscaped rear garden, with a covered lounge area and additional seating areas – perfect for outside entertaining
- Ample parking to the front of the property
- Sought-after Worcestershire village of Drakes Broughton

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C





Located in the highly sought-after Worcestershire village of Drakes Broughton, this beautifully presented and generously proportioned five-bedroom detached residence offers an exceptional standard of modern living and the convenience of three bathrooms. Set within beautifully landscaped grounds, the property combines elegance, space, and practicality, making it ideal for families and those who enjoy entertaining.

The ground floor offers a wealth of versatile living space, including four reception rooms. The contemporary fitted kitchen/breakfast room is equipped with a range of high-quality integral appliances, including twin double ovens, and opens into a bright and spacious family/garden room, creating a superb open-plan environment. The 25'4 x 12'3 living room, complete with an attractive bay window, offers a spacious alternative to relax in. Further ground floor accommodation includes a utility room, a downstairs cloakroom, and a dedicated office/study – ideal for home working.

Upstairs, the property continues to impress with five generously sized bedrooms. Two of the bedrooms benefit from modern en-suite bathrooms, offering a high degree of comfort and privacy. The home is fitted throughout with gas-fired central heating and double glazing, contributing to its commendable "C" energy efficiency rating.

The rear garden is a true highlight – a generous, landscaped outdoor space featuring a covered lounge area and multiple seating zones, perfect for entertaining guests or enjoying peaceful evenings outdoors. To the front, there is ample off-road parking for multiple vehicles.

Offering contemporary family living in a desirable village location, this outstanding home provides easy access to local amenities, reputable schools, and transport links, making it an ideal choice for discerning buyers.





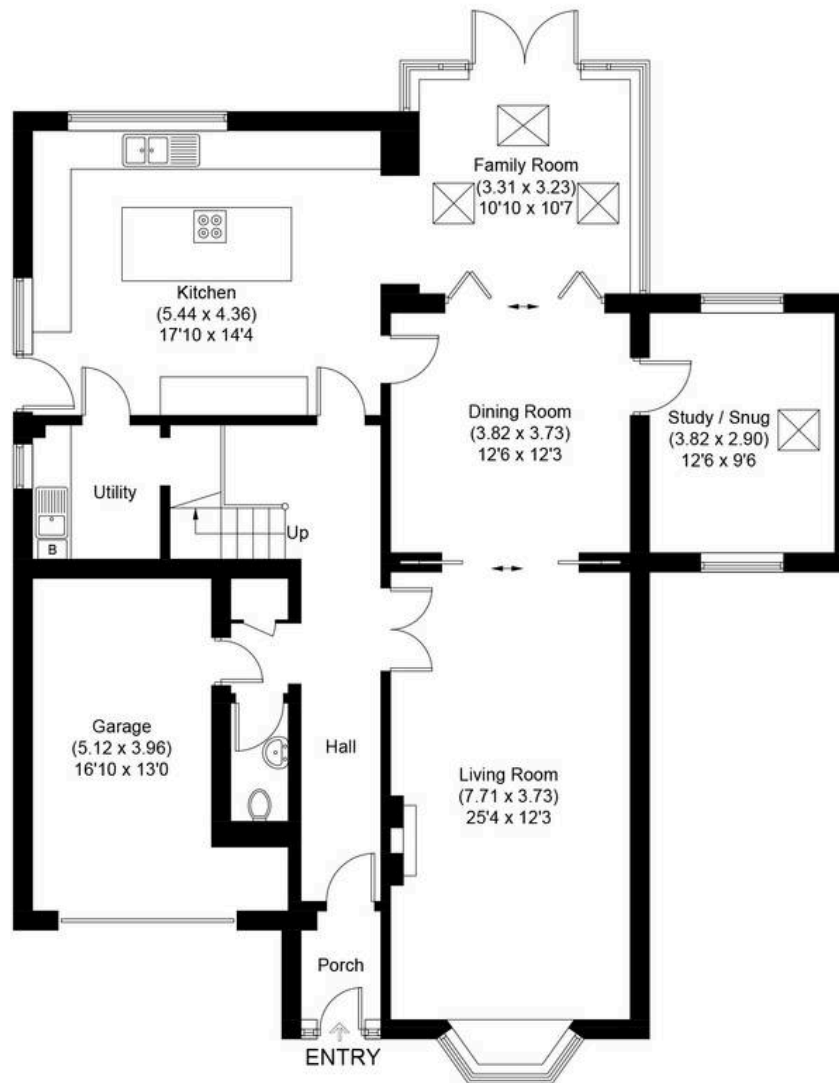




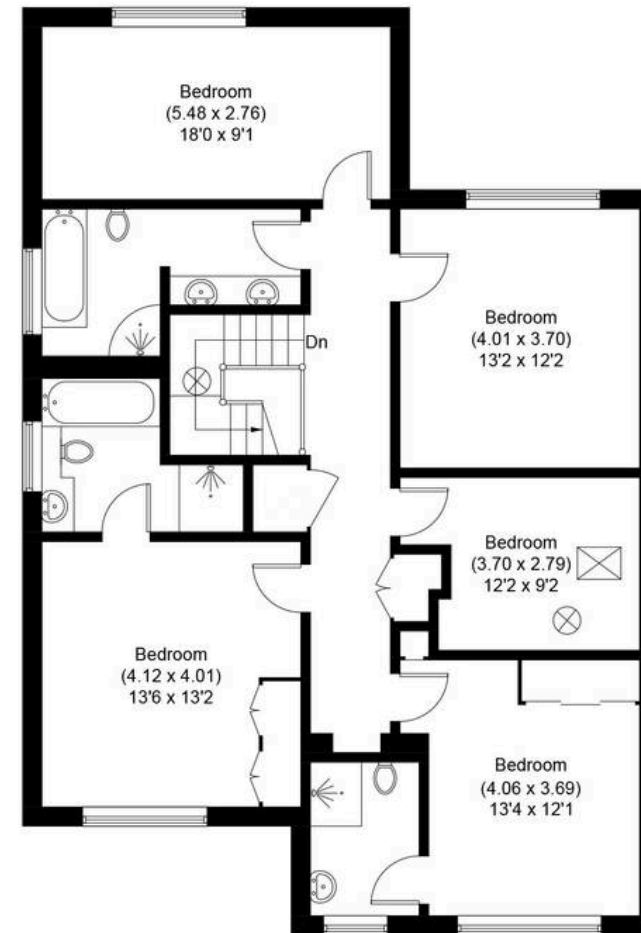


# Walcot Lane

Approximate Gross Internal Area  
 Ground Floor = 137.9 sq m / 1484 sq ft  
 First Floor = 111.7 sq m / 1202 sq ft  
 Total = 249.6 sq m / 2686 sq ft  
 (Including Garage)



**Ground Floor**



**First Floor**

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





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