



Bastonford





# Bastonford Worcester

Offers in Region of £475,000

A charming and beautifully extended detached cottage, nestled in the Hamlet of Bastonford, ideally positioned between Malvern and Worcester. The accommodation includes a welcoming sitting room, dining room, and a spacious open-plan kitchen breakfast room. Upstairs, you will find a landing leading to three double bedrooms and a family bathroom. Outside, the property boasts delightfully landscaped gardens to the front, side and rear, along with off-road parking and a versatile garage/workshop. A viewing is highly advised to appreciate the position of this lovely home.

## We've Noticed

- Charming and well-presented cottage
- Three bedrooms
- Two reception rooms
- Driveway
- Workshop/garage
- Countryside Hamlet location





**Entrance**

Through front entrance door into hall area opening into sitting room.

**Sitting Room**

A large bright sitting room with front, side and rear double glazed windows, exposed ceiling beams, gas coal fireplace, radiators and stairs to first floor with under stairs storage cupboard.

**Kitchen Breakfast Room**

Units with wooden work surfaces over, large Belfast sink, with range cooker with cooker hood over, heated towel rail, side and rear aspect double glazed windows and stable door opening to rear garden, radiator and door into WC as well as into dining room.

**Dining Room**

With double glazed windows, feature fireplace, exposed ceiling beams, radiator and extra space for separate armchair seating.

**WC**

With WC, wash hand basin and side aspect double glazed window, heated towel rail and door into Garage.

**Workshop/Garage**

Perfect for use as a workshop or storage.

**First Floor Landing**

With double glazed window, doors into bedrooms one, two, three and bathroom.

**Bedroom One**

With front aspect double glazed window, radiator and built-on wardrobe.

**Bedroom Two**

With front aspect double glazed window, radiator and built-on wardrobes.

**Bedroom Three**

With side and rear aspect double glazed window, radiator and loft access.

**Bathroom**

With double glazed window, bath with shower over, vanity wash hand basin and WC.

**Outside**

With parking leading to garage and front entrance door with pleasant front garden. The rear garden is laid to a mixture of patio and gravelled areas with pond, well stocked plants, shrubs and trees throughout the garden, greenhouse, garden shed and fenced boundaries.



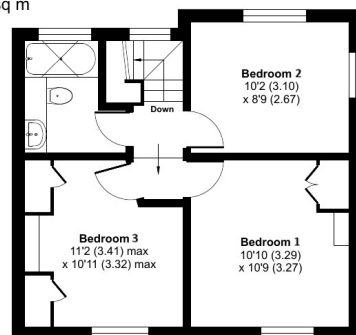
## Drayfield Cottage, Bastonford, Powick, Worcester, WR2

Approximate Area = 1224 sq ft / 113.7 sq m

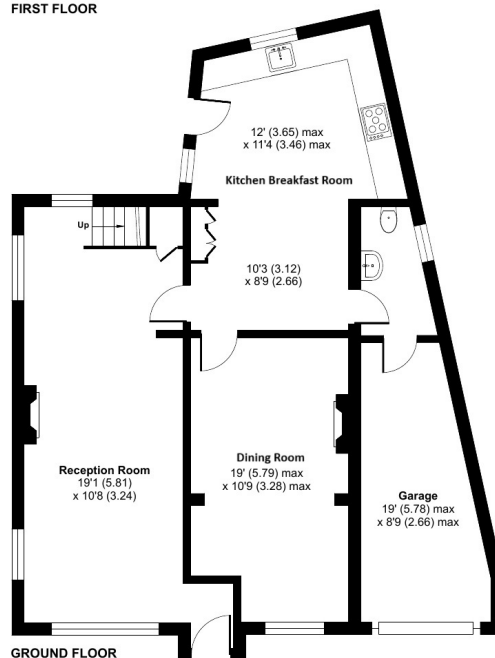
Garage = 136 sq ft / 12.6 sq m

Total = 1360 sq ft / 126.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Hills Estate Agents. REF: 1360014

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		46	77
		EU Directive 2002/91/EC	

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