



## Bramble Cottage Bastonford

Worcester, WR2 4SL

Located in the Hamlet of Bastonford equidistant between Malvern & Worcester providing excellent travel network and accessibility to amenities. The original section of Bramble Cottage has beautiful exposed beams, and over the years has been extended to either side. In brief the accommodation currently comprises of: Reception hall, sitting room, dining room, kitchen, utility and cloakroom. Whilst to the first floor are four bedrooms, en-suite shower room and a further shower room. The property sits in a generous plot offering potential for updating/modernisation and extending subject to the necessary consents. To one side of the property there is a detached double garage and driveway parking. Offered for sale with no onward chain. EPC D

**£425,000**

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## Reception Hall

18'0" x 10'0" (5.5m x 3.05m)

Solid wooden door opens in to the Reception Hall. With beamed ceiling, gas "coal" effect fire with stone surround and doors to the Dining Room, Sitting Room and Rear Hall. Double glazed window to the front aspect, stairs rise to the First Floor and door to understairs storage cupboard.

## Sitting Room

16'8" x 13'7" (5.10m x 4.15m)

A spacious room with double glazed windows to the front and rear aspects and double glazed French doors opening out to the side Garden. Two radiators.

## Dining Room

12'3" x 8'7" (3.75m x 2.63m)

Double glazed windows to the front and side aspects, sliding door to Kitchen. Mobility lift is located in the corner of the room and rises to Bedroom Two. Radiator.

## Rear Hall

Stepping down to the Rear Hall, with doors off to the Cloakroom, Utility and door to the rear garden. Tiled flooring.

## Cloakroom

Fitted with a low flush WC, floating sink unit with tiled splashback, radiator and obscure double glazed window to rear aspect. Wall mounted electric fuse board. Tiled flooring.

## Utility Room

10'6" x 5'4" (3.22m x 1.65m)

The Utility room benefits from eye and base level units with working surfaces, stainless steel sink unit with drainer, space and plumbing for washing machine and space for a further undercounter appliance. Wall mounted Baxi gas central heating boiler, double glazed window to the rear aspect, tiled flooring and door to Kitchen Breakfast Room.

## Kitchen Breakfast Room

13'11" x 7'4" (4.26m x 2.26m)

The Kitchen Breakfast room benefits from eye and base level units with working surfaces and tiled splashback, stainless steel sink unit with drainer and slot in gas double oven. Space and plumbing for a dishwasher and space for a further appliance. Door to Dining Room, double glazed windows to the side and rear aspects, overlooking the gardens. Radiator and space for a table.

## First Floor

From the Reception Hall, stairs rise and return to the First Floor. With double glazed windows to the front and rear aspects, doors off to all Bedrooms and Shower Room. Two radiators, doors to several storage cupboards and access to roof space via hatch.

## Bedroom One

16'11" x 11'6" (5.17m x 3.52m)

Stepping up to Bedroom One. Double glazed windows to the front and rear aspects, providing views over open countryside. Built in wardrobes, two radiators and door to En-Suite.

## En-Suite Shower Room

Fitted with a pedestal wash handbasin with tiled splashback, low flush WC and shower cubicle with half doors, mains shower, seating and aqua boarding. Double glazed window to the rear aspect. Radiator.

## Bedroom Two

12'4" x 7'10" (3.77m x 2.41m)

Dual aspect double glazed windows to the front and side aspects, providing views over open countryside and of the gardens. Radiator and lift from the Dining Room.

## Bedroom Three

10'9" x 7'10" (3.3m x 2.41m)

Fitted with built in wardrobes with sliding doors, double glazed window to the front aspect and radiator.

## Bedroom Four

10'3" x 7'5" (3.13m x 2.27m)

Dual aspect double glazed windows to the side and rear aspects providing views over the gardens towards open countryside. Radiator.

## Shower Room

The Shower room is fitted with a white suite comprising pedestal wash handbasin, with tiled splashback, low flush WC and corner shower cubicle with tiled walls and Triton electric shower. Double glazed window to the rear aspect and radiator.

## Outside

Bramble Cottage is positioned with gardens to either side of the property with an extra piece of land at the rear of the property which has made this a generous plot. The gardens are predominantly laid to lawn with hedge, timber fencing and post & rail boundaries. Mature shrubs and trees compliment the garden. From the rear garden, views over open countryside towards the Malvern Hills can be enjoyed.

To the front of the property is a small raised fore-garden planted for ease of maintenance with steps up to the lane. To the side of the gardens is driveway parking for several vehicles and a detached garage, with electric up and over door to the front and a courtesy door to the side garden.

## Council Tax Band

We understand that this property is council tax band F.

This information may have been obtained via [www.voa.gov.uk](http://www.voa.gov.uk) and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

## Freehold

Our client advises us that the property is Freehold however should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

## Services

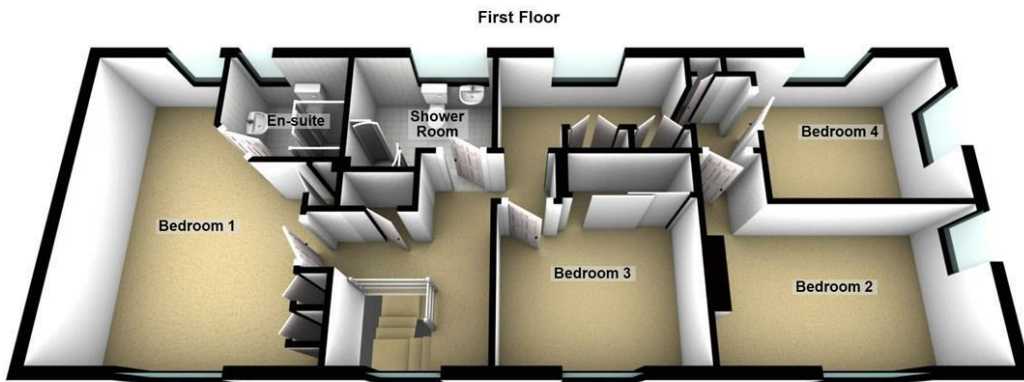
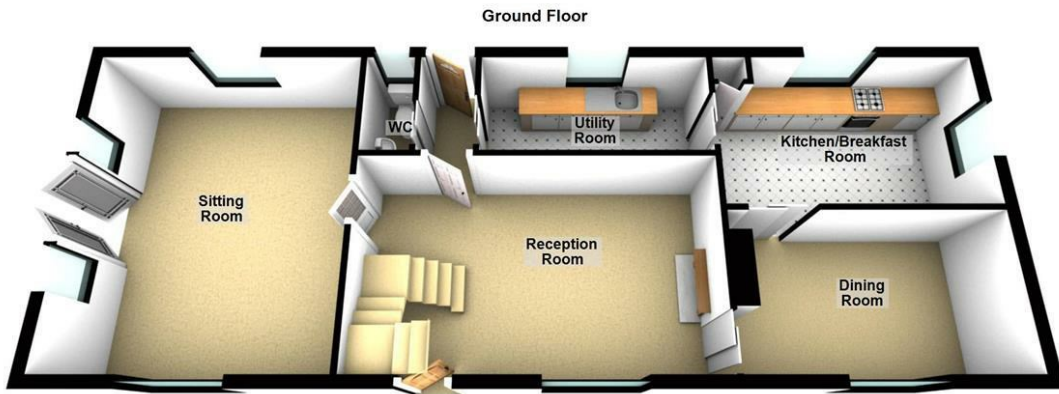
Please note that any services, heating systems or appliances have not been tested prior to marketing and therefore no warranty can be given or implied as to their working order.

## Virtual Viewing

A virtual viewing is available on this property copy this URL into your browser bar on the internet - <https://youtu.be/fypUF-5iXvU?si=FvQNRoWKRhYz1KWc>



# Floor Plan



Brambles Cottage, Powick

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