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NOVEMBER  
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£495,000  
Cygnets Rest

Drakes Broughton, WR10 2AP

## PROPERTY SUMMARY

Welcome to Cygnets Rest

A stunning development of 2, 3 and 4-bedroom homes in the thriving rural community of Drakes Broughton, situated on the outskirts of Pershore and just 10 minutes from Worcester. Comfort, community and countryside charm come together effortlessly at Cygnets Rest.

The Oakley features:

. Hallway with downstairs cloak room, under stairs storage and doors to reception 1 and the kitchen / dining / family room

3



2



1





# DRAKES BROUGHTON

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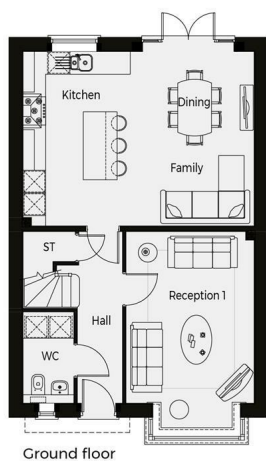
**LOCATED ON THE B4084 BETWEEN PERSHORE TO THE EAST AND WORCESTER TO THE WEST, DRAKES BROUGHTON IS A POPULAR VILLAGE WITH SOME GOOD LOCAL FACILITIES INCLUDING A SCHOOL, TWO PUBS AND A LOCAL VILLAGE STORES.**

The nearby bustling market town of Pershore, home to a magnificent Abbey, has a wide range of shops along the elegant high street plus a larger supermarket and leisure centre with swimming pool and refurbished gym. However, head in the other direction to Worcester and you'll find an even wider range of facilities with high-end restaurant chains and shops, including all the main supermarkets brands, a David Lloyd Gym & Swimming Pool plus excellent sporting and cultural attractions.

For outdoor exercise, kids can enjoy the local Drakes Broughton play area next to the village hall and playing field on Walcot Lane but there is rolling countryside all round so you can quickly be climbing hills, exploring forests or just walking along riverbanks and taking in the local wildlife.

## THE OAKLEY

3 bedroom home - plots 27, 28, 38 & 39 (detached)



### GROUND FLOOR

**Reception 1**  
3408 x 5225mm (11'2" x 17'2")  
**Kitchen**  
2850 x 4623mm (9'4" x 15'2")  
**Dining**  
3294 x 2312mm (10'10" x 7'7")  
**Family**  
3294 x 2312mm (10'10" x 7'7")  
**Cloak Room**  
1350 x 2421mm (4'5" x 7'11")

**Total house size:**  
**1264 sq. ft.**

Plus two parking spaces  
and a detached garage.



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



### OFFICE ADDRESS

8a Regent Street  
Leamington Spa  
Warwickshire  
CV32 5HO

### OFFICE DETAILS

01926 354 400  
leamington@handlesproperty.co.uk