



**Crown House Upton Road, Defford**  
Worcester

Guide Price **£725,000**



## Crown House Upton Road

Defford, Worcester

- A truly characterful 17th century home, showcasing exposed timber beams, latch doors, feature fireplaces and traditional materials throughout, creating an authentic country feel.
- Generously proportioned living space arranged over multiple floors, offering flexibility for family living, entertaining, or working from home.
- Well-sized and individually styled bedrooms, with the principal suite benefiting from its own en-suite facilities, providing comfort and privacy.
- A substantial dual-purpose reception room with a striking fireplace, exposed beams and ample space for both relaxing and formal dining.
- A charming secondary reception room, perfect as a reading room, TV lounge or quiet retreat away from the main living areas.
- A beautifully rustic yet functional kitchen featuring solid wood worktops, traditional cabinetry, a range-style cooker and plenty of space for informal dining and gatherings.
- A light-filled space offering year-round enjoyment of the garden views, ideal as a sitting area, dining space or garden room.

This beautifully presented and characterful 17th century home offers an exceptional blend of period charm and comfortable modern living, set within the desirable Worcestershire village of Defford. Rich in history and full of personality, the property showcases an abundance of original features including exposed timber beams, solid wood doors, traditional fireplaces and warm, inviting interiors throughout.

The accommodation is both generous and versatile, extending to approximately 2,900 sq ft, and thoughtfully arranged to suit modern family life while retaining its cosy, cottage feel. At the heart of the home lies a wonderfully spacious sitting and dining room, where exposed beams and a feature fireplace create a welcoming and atmospheric space, perfect for both everyday living and entertaining. A separate snug provides a more intimate retreat, ideal for relaxing evenings.

The kitchen/dining room is a true highlight, combining rustic charm with practicality. Featuring bespoke wooden cabinetry, solid worktops, a range cooker, and an oil-fired Aga, as well as delightful views over the garden, it is a space designed for both cooking and gathering. The adjoining dining area benefits from an abundance of natural light, enhanced by garden-facing windows and a warm, inviting colour palette. A conservatory extends the living space further, offering a tranquil spot to enjoy the surrounding greenery throughout the seasons.

Upstairs, the property continues to impress with four well-proportioned bedrooms, each enjoying its own unique character. The principal bedroom benefits from an ensuite, while the remaining bedrooms are served by a family bathroom. An additional eaves storage area provides further flexibility and useful storage space.



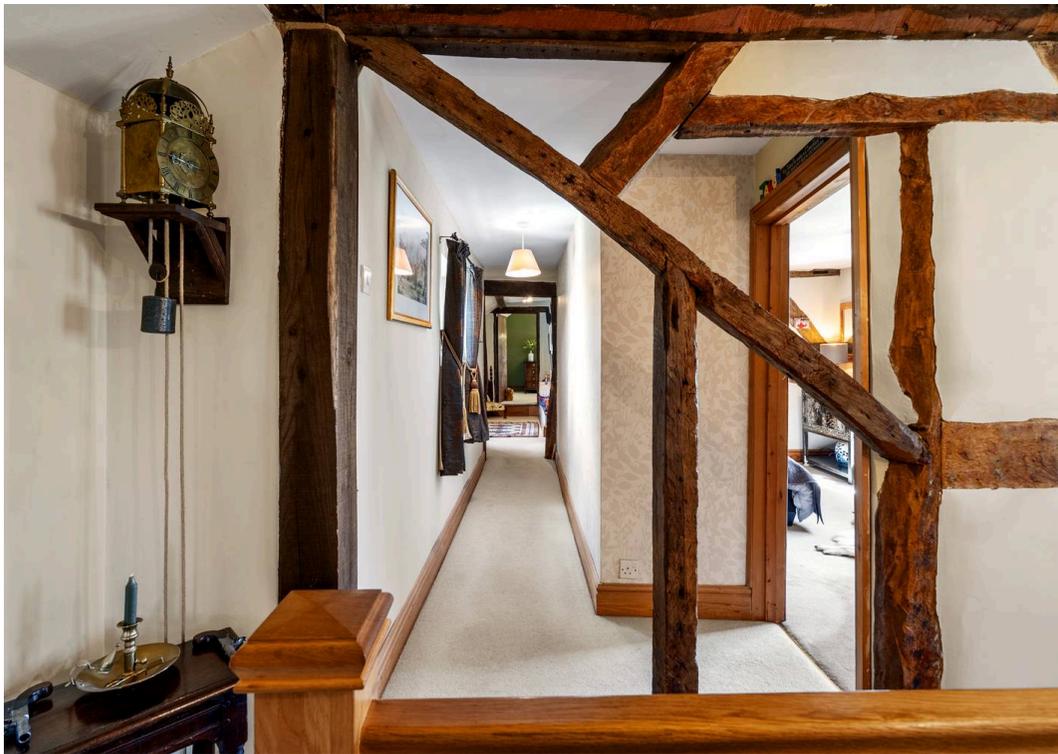
Externally, the property is complemented by a garage, carport, and additional outbuildings, offering excellent storage and potential for a variety of uses, accommodating up to 4 cars. The gardens provide a peaceful setting, ideal for outdoor dining, gardening, or simply enjoying the countryside surroundings. Situated within the sought-after village of Defford, the property enjoys a strong sense of community, with a village pub, primary school and village hall all close by. The nearby market towns of Pershore and Upton-upon-Severn offer a wider range of amenities, including shops, restaurants, leisure facilities and scenic riverside walks along the River Avon.

This is a rare opportunity to acquire a truly charming and character-filled home in a desirable rural setting, offering both space and lifestyle in equal measure.

The market town of Pershore is Georgian-styled and provides high street shopping facilities and supermarket together with an indoor market and leisure complex. The river Avon runs to the east of the town lending itself to scenic walks and leisure pursuits. There are two medical centres and hospital and town library, together with excellent educational facilities within the area. Pershore has Number 8 which is run by voluntary help and provides theatre activities, a cinema, ballet and yoga classes and is very much a part of Pershore community living.

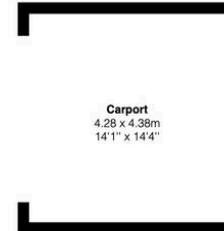
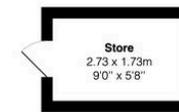
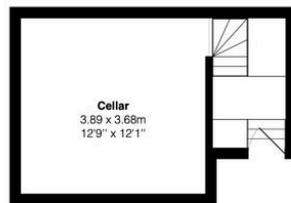
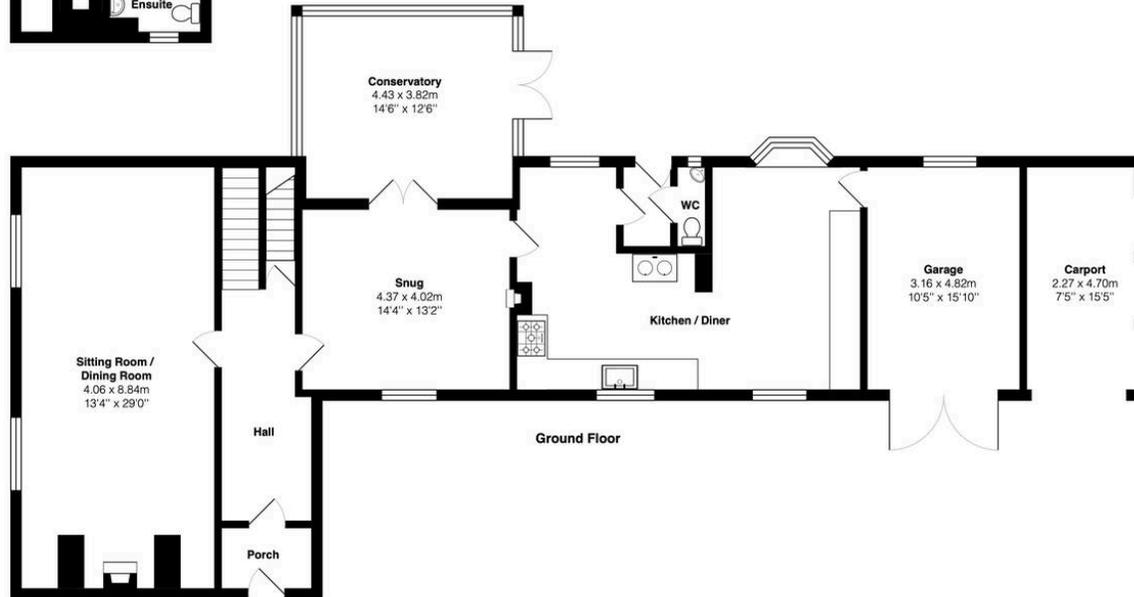
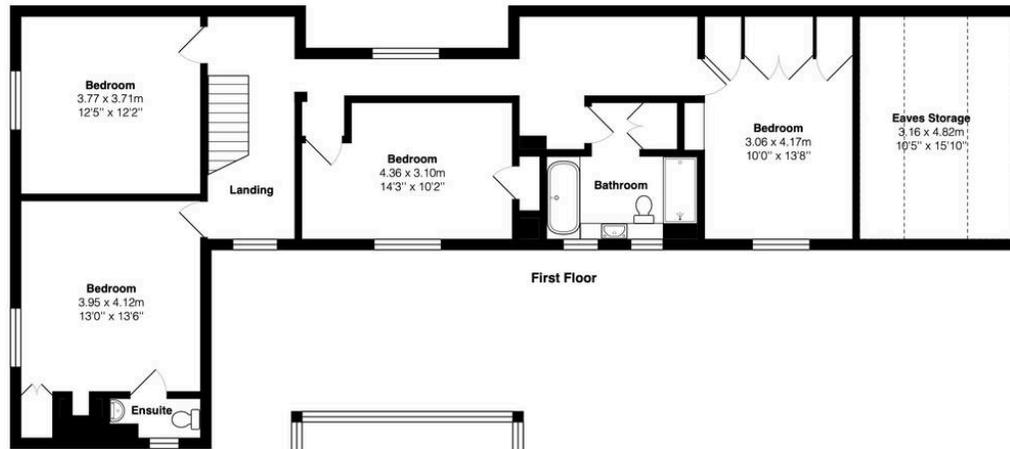
Pershore train station or the newly constructed Worcestershire Parkway Station provides links directly to London Paddington or Worcester Shrub Hill travelling on to Birmingham. The motorway is approximately nine miles distant at Worcester junction 7 of the M5, bringing Birmingham to the north and Bristol to the south within commutable distance. Other main centres are Stratford-upon-Avon with the theatre and racecourse, Cheltenham with National Hunt horse racing and the Everyman Theatre and major main shopping facilities, Worcester with famous Cathedral and equally famous cricket club together with the River Severn and good shopping centre.











All measurements are approximate and for display purposes only  
 Total Area: 269.7 m<sup>2</sup> ... 2903 ft<sup>2</sup>





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