



Camp lane

Worcester | Worcestershire

FOX TOWN & COUNTRY HOMES

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Camp lane, Worcester, Worcestershire

- Cul de sac village
- Surrounded by lakes to walk around
- Well known bird watchers paradise
- Popular for fishing
- Walks along the River Severn
- The village has a charming old Church
- Sought after primary school with the highest rating
- Individually built, high specification living
- Perfectly situated in a desirable location
- Thoughtfully designed contemporary kitchen
- Built-in appliances and sleek polished worktops
- Karndean floors throughout the open-plan sitting/kitchen dining room
- Inviting sitting room with striking inset fireplace and bespoke bookshelves
- Large patio doors leading to a private garden
- Spacious ground-floor double bedroom with shower room
- Ideal for guests or future-proofing for later life
- Two additional bedrooms, including a breathtaking master suite
- Master suite features a private balcony, built-in wardrobes
- Generously sized guest bedroom with ample storage
- Garage and Workshop
- Perfect for hobbyists and DIY enthusiasts
- Part-walled garden, mainly laid to lawn
- Two separate decked patios for outdoor furniture
- Garage plus parking for several vehicles on a gravelled driveway





Individually Built, High Specification Living in a Fabulous Location

Step into elegance and comfort with this stunning individually built home, perfectly situated in a desirable location. This exquisite property combines style with functionality, offering versatile accommodation tailored to suit your lifestyle and future needs.

The heart of the home, a thoughtfully designed contemporary kitchen, featuring built-in appliances, sleek polished worktops, and beautiful wooden floors that flow seamlessly into the open plan sitting/kitchen and dining room. The inviting sitting room has a striking inset fireplace, bespoke bookshelves. Natural light fills the open plan accommodation, while double patio doors lead directly out to your private garden.

The ground floor accommodates a spacious double bedroom with a separate shower room, ideal for guests or as a future-proofing option for later life. This well-planned design ensures comfort and convenience.

Ascend to the first floor; two additional bedrooms, including a fabulous master suite. This luxurious space features a private balcony, built-in wardrobes, and a stylish jack and jill shower room. The guest bedroom is also generously sized, providing ample storage for your needs.

For hobbyists and DIY enthusiasts, there is a garage/workshop which offers direct access to a store room.

The part-walled garden is designed for low maintenance, mainly laid to lawn with two separate decked patios ready to accommodate your outdoor furniture. Enjoy al-fresco dining with friends and family in this peaceful outdoor space. In addition to the garage, this property provides parking for several vehicles on a gravelled driveway, ensuring utmost convenience for you and your guests.

The Pleck is a highly individual property which has been designed internally with a great deal of thought and flair by the current owner.

Mains Water





Mains Drainage
Mains Electricity
LPG with underground tank
Council Tax Band E

This fantastic property is situated in the highly desirable village of Grimley located close to the City of Worcester. Nearby are the benefits of a popular Public House, Shop, Post Office and Church. Excellent schooling nearby, and offers good connections with access to the M5 motorway via junction 5 (Droitwich) to those heading north and junctions 6 & 7 (Worcester) to the south. Malvern, the main focal point for the district, retains its Victorian grandeur with its listed railway station and Malvern Festival Theatre.

In addition to being an Area of Outstanding Natural Beauty, Malvern has a rare mix of boutique shops and cafes, as well as a Waitrose and further high street retailers. The newly opened Worcestershire Parkway Railway Station, situated to the east of Worcester and only 5 miles from the centre of the city, is intended to increase the capacity to London as well as reduce journey times. This has a significant impact on Worcestershire's accessibility to the capital and other regional centers.

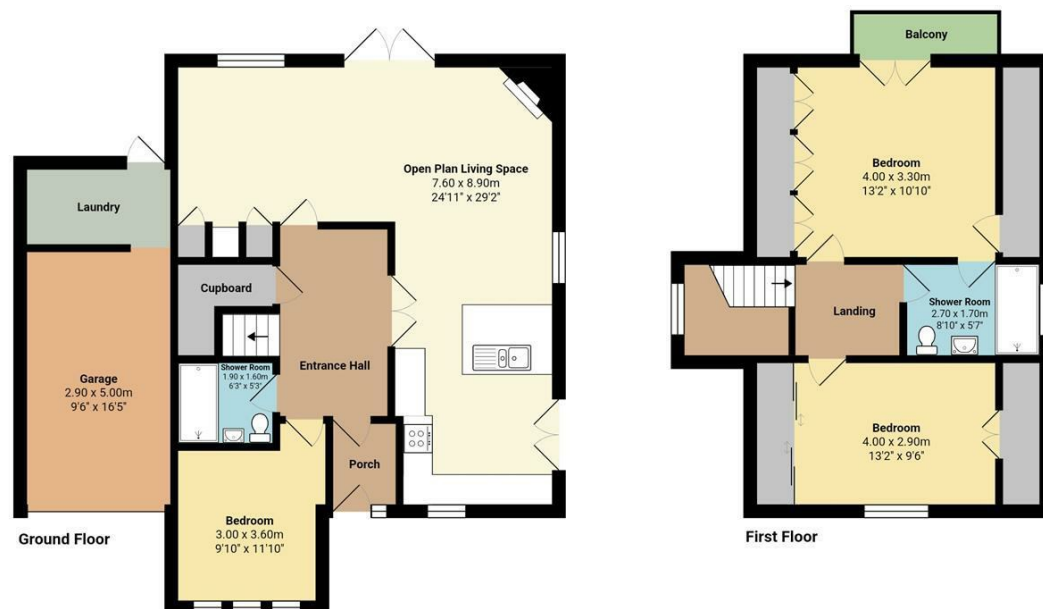
Administrative Deposit:

Fox Town and Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full and retained by Fox Town and Country Homes to cover administration and re-marketing costs of the property. **THIS IS REFUNDABLE UPON COMPLETION**





The Pleck, Grimley, WR2 6LU



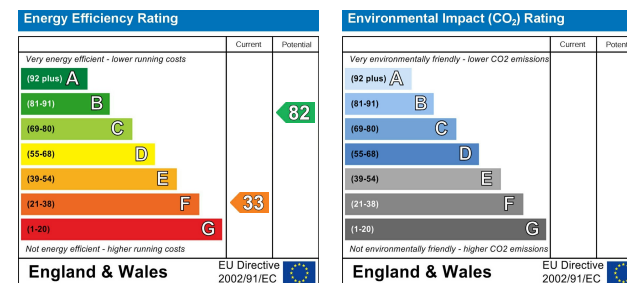
Total Approx Area: 133.0 m² ... 1432 ft² (excluding laundry, balcony)

All measurements of doors, windows, rooms are approximate and for display purposes only.

No responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



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