



Ryecroft Way

Worcester |

FOX  TOWN & COUNTRY HOMES

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Ryecroft Way, Worcester,

- Spacious Living - Impressive 2,336 sq ft of living accommodation.
- Situated on an exclusive development in the sought-after village of Martley.
- Two Reception Rooms - Includes a large sitting room filled with natural light, perfect for relaxing and entertaining.
- Fabulous Kitchen/Dining Family Room - Well-appointed with ample storage space - Freestanding appliances and worktop space aplenty.
- French doors that seamlessly connect the indoor space with the garden.
- Breakfast room
- Four Generously Sized Bedrooms
- Master bedroom featuring a luxurious en-suite shower room.
- Guest bedroom with its own en-suite.
- Remaining bedrooms serviced by a stylish family bathroom.
- Stunning Gardens - Substantial size flat lawn with mature borders providing colour year-round.
- Private patio area for alfresco dining
- Double Garage - Equipped with power and light and EV charge point, 2 further parking spaces on the driveway.
- Chantry school catchment
- Martley Village

An inviting and generous entrance hall with open staircase creates an immediate sense of warmth and grandeur when entering this contemporary home. Space and light fills the area and offers a welcoming space to greet guests and make a lasting first impression. A useful under stair cupboard offers practical solutions for storage.

Leading off the hallway is the main sitting room benefiting from a focal fireplace creating a cosy and inviting atmosphere to relax and unwind in. French doors lead directly to the garden and an abundance of light floods the space with a tranquil and calming outlook to the rear. Relaxed seating provides a wonderful space to retreat to while a designated formal dining space with seating for 6-8 people caters to entertaining needs. Shutters provide privacy and shade in equal measure whilst being aesthetically pleasing all at the same time.





This delightful property boasts a family kitchen that is both functional and inviting. Imagine preparing your meals in a kitchen that is not only spacious but also thoughtfully designed with a sink at the window, allowing you to enjoy the natural light as you wash your dishes.

The kitchen is equipped with a top-of-the-line Rangemaster cooker, perfect for whipping up culinary delights for your loved ones. With freestanding appliances blending into the sleek design, you'll find that this kitchen is a dream to work in.

One of the highlights of this kitchen is the abundance of worktop and cabinet space, providing you with ample room to store all your kitchen essentials and showcase your decorative pieces. Whether you are a seasoned chef or just enjoy the occasional home-cooked meal, this kitchen is sure to inspire your culinary adventures.

A practical separate utility room sits behind the kitchen with a door leading outside. An essential space for pets of the home and washing machine and dryer with sink.

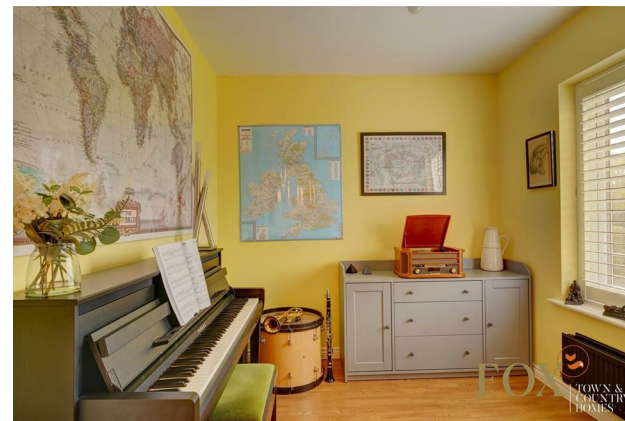
Conveniently located off the main kitchen, the breakfast room offers a perfect spot to enjoy your morning cuppa while taking in the serene views of the garden. Picture yourself sitting at the table, sipping tea, and watching the seasons change through the changing scenery outside. Imagine starting your day in this cosy space, flooded with natural light from the French doors that open up to the beautiful garden.

Allowing versatility for ground floor accommodation this property boasts a music room, perfect for those who appreciate the joy of music or seek a tranquil space for creativity. It's front-facing position provides a pleasing outlook but also allows for ample natural light with shutters again to offer privacy. This room could easily be transformed into a great study or office, catering to the needs of the household.

Upstairs you are greeted by a large and spacious landing leading to four good sized bedrooms and a family bathroom.

The master bedroom occupies a front facing position within the home. Generous proportions with large windows and an abundance of integrated storage make this space feel luxurious and relaxing. Space a plenty for a King sized bed and walk through closet space with mirrored wardrobes lead to a spacious en-suite with standalone shower, basin and WC.

The 2nd bedroom is a generous sized double overlooking the rear garden. It also has the added convenience of an en-suite with shower, basin & WC. Again integrated wardrobes provide convenient storage solutions. Ideally located to suit a guest bedroom and cater to various needs of the household. The 3rd bedroom is a great sized double with standalone wardrobes. It's outlook to the rear garden provides calming views. The 4th bedroom is currently used as an office/hobby room allowing for flexibility of use. There is ample room for a double bed.





FOX

Outside the rear garden is a generous size while offering low maintenance convenience. An expanse of well maintained lawn is ideal for pets of the household to frolic with a conveniently located paved patio area directly joining the house for alfresco enjoyment. The borders are filled with mature shrubs and planting providing an array of colours with the changing seasons. Convenient side access with secure gate allow ease of the access to the front drive and garage. Outside water supply and electricity points are available.

The double garage has parking for 2 vehicles but also offers ideal storage solutions. There is a 40A electricity supply to the garage for the EV charger and off road hardstanding parking on the driveway for a further 2 vehicles. The front boundary is bordered by privet hedges for additional privacy.

Located in the sought-after village of Martley. The village offers a local shop, filling station and Post Office and village hall. The Tap and Run pub (in the cricket club building) and the Crown (currently undergoing extensive refurbishment due to reopen next year with a coffee shop, restaurant and bar) are both in walking distance. There are also wonderful pubs in the local area including the Admiral Rodney and The Talbot at Knightwick.

Located just a stone's throw away in the village is Martley CE Primary School and the renowned Chantry School. In the independent sector, Worcester is home to King's School and the Royal Grammar School.

Approximately 10 miles away is the historic Cathedral City of Worcester which offers extensive amenities including hospitals, bars, restaurants and cafes, cultural and sporting venues.

Worcester (10 miles), Hereford (21 miles), Birmingham (44 miles), Please note that all miles are approximate.

- Mains Water
- Mains Drainage
- Gas Central Heating (through meter, supplied by Calor)
- Mains Electricity
- Tax Band F

Estate ground maintenance £427.39 per annum.

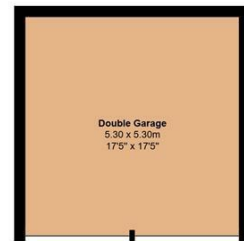
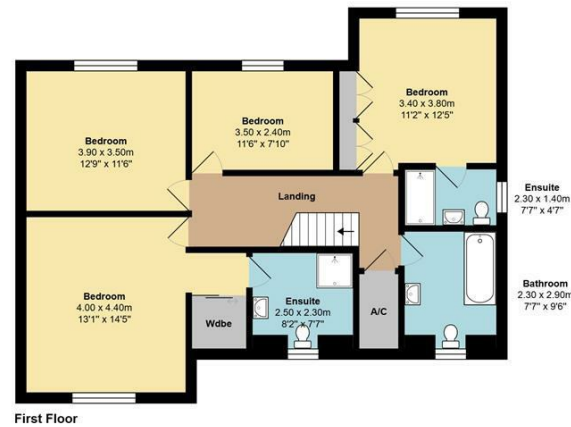
Administrative deposit:
Fox Town and Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected 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**

Should any structural defects be found following a survey of the property - a defective legal title, information gathered by usual searches that your solicitor orders that dramatically affect the value of the property and therefore you have no choice but to withdraw from the purchase, or should the sellers withdraw from the sale, you will be reimbursed the full deposit amount paid.



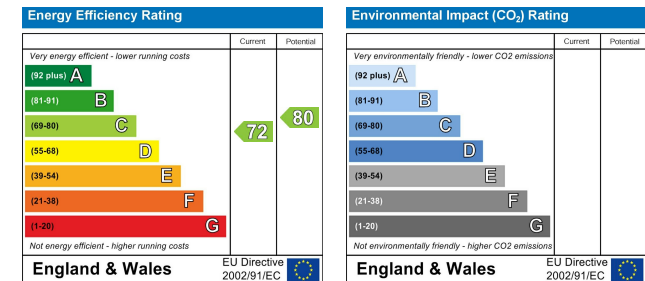


5, Ryecroft Way, Martley, WR6 6BF



Total Approx Area: 217.0 m² ... 2336 ft²

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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