



Worcester | Worcestershire

**FOX**   
TOWN &  
COUNTRY  
HOMES



## Worcester, Worcestershire

- Over 2,000 square feet of versatile accommodation.
- Annexe Accommodation - Suitable for multi-generational living or as an income-generating asset
- Approached via a private driveway with ample car parking.
- Chain-Free
- Four spacious bedrooms, perfect for family and guests
- Large sitting room
- Separate family room
- High-specification kitchen with walk in pantry
- Two separate bathrooms
- Stables perfect for storage or equestrian use
- Surrounded by picturesque countryside with lovely views over open fields all the way to the Malvern's
- Broadwas has the benefit of Public House, Village Hall, Church and Primary School
- The location also falls into the ever popular Chanty Secondary High School Catchment

### Spacious Living in Country Surroundings.

A wonderful, detached residence with over 2,000 square feet of versatile accommodation, set amidst gardens exceeding half an acre. This exceptional property, approached via a private driveway that leads to ample car parking, offers a perfect blend of country living and potential to develop your dream home.









With its chain-free status, you can enjoy a seamless sales transaction and move into your new home without the delay of an upward chain.

This stunning residence features views across countryside all the way to the Malvern's, four generously sized bedrooms, providing ample space for family and guests. The sitting room has large windows which allow natural light to flood in, while the separate family room and dining area create a perfect setting for entertaining.

The heart of Crofton is its high-specification kitchen, elegantly fitted with modern wall and base units in a light colour, complemented by contrasting worktops. The kitchen is designed for both functionality and style.

Crofton is ideal for multi-generational living or as an income-generating asset. With two separate bathrooms and an additional kitchen, this home can easily accommodate various living arrangements and lifestyle needs.

Should you have equestrian pursuits or simply in need of extra storage, Crofton features three stables.

Surrounded by picturesque countryside, Crofton offers lovely views over open fields, making it a retreat from the hustle and bustle of everyday life.









Located in the sought-after Broadwas, the perfect balance between countryside living and convenient access to amenities, you'll enjoy a peaceful and idyllic setting while still being within easy reach of local schools, shops, and transport links.

This wonderful home is chain-free, ensuring a smooth and hassle-free buying process.

Tax Band - F

LPG

Mains Drainage

Mains Electricity with Solar Panels

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**





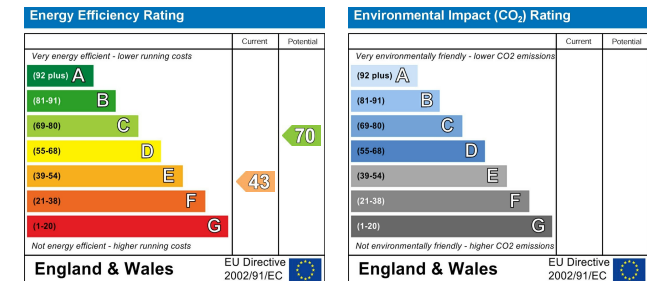




Crofton, Stoney Ley, Broadwas, WR6 5NG



Total Approx Area: 192.0 m<sup>2</sup> ... 2067 ft<sup>2</sup> (excluding terrace, porch, stable)  
 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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