



Flyford Flavell

Worcester | Worcestershire

FOX  TOWN & COUNTRY HOMES

## Flyford Flavell, Worcester, Worcestershire

- Situated in the picturesque village of Kington - Flyford Flavell, River Cottage offers a unique living experience blending modern aesthetics with timeless charm.
- Approximately 1,819 sqft of thoughtfully designed space (excluding garage/workshop) ensuring comfort and seamless flow from room to room.
- Underfloor heating throughout the ground floor.
- Features a lovely bay window, elegant wooden floors, stunning wooden doors, and a log-burning stove, creating a warm atmosphere.
- Kitchen-dining room with bespoke wall and base units, contrasting wooden worktops, window seat overlooking the front gardens, ceiling downlighters, and quality wooden flooring.
- Two additional reception rooms, one of which can serve as an extra bedroom, catering to your evolving lifestyle needs.
- The first floor has two spacious bedrooms, each with dressing areas and en-suite accommodation ensuring privacy and comfort.
- Mature gardens, approximately quarter of an acre, a labour of love for the current owners, providing perfect outdoor spaces for relaxing, entertaining or gatherings.
- Two sets of solar panels.
- A long-gravelled driveway leading to ample parking for multiple vehicles, along with a large garage/workshop for hobbies or extra storage.
- Located in a very sought-after village known for its community spirit and scenic country lanes, offering peaceful rural living while remaining close to local amenities.





Situated in the picturesque village of Kington - Flyford Flavell, an exceptional living experience that beautifully merges modern aesthetics with the charm of a bygone era. This stunning residence is thoughtfully designed to provide spacious accommodation while maintaining an inviting atmosphere perfect for entertaining family and friends.

With approximately 1,819 sqft of thoughtfully designed space (excluding garage/workshop), River Cottage flows seamlessly from room to room, ensuring comfort and connectivity in your daily life.

Bathed in natural light from the lovely bay window, the sitting room features elegant wooden floors, stunning wooden doors, and a log-burning stove, creating a warm and welcoming environment.

The heart of the home,- the kitchen-dining room has bespoke wall and base units with contrasting wooden worktops. The window seat overlooking the front gardens, perfect for taking in the views; with ceiling downlighters and quality wooden flooring, the kitchen is both practical and beautiful.

In addition to the main living areas, River Cottage offers two further reception rooms, one of which can easily serve as an additional bedroom if required, catering to your future lifestyle needs.

The first floor features two spacious bedrooms, each equipped with dressing areas and en-suite accommodation.

Step outside to discover private and mature gardens, a true labour of love for the current owners. This super outdoor space offers a perfect backdrop.





The property is approached via a long-gravelled driveway, providing ample parking for multiple vehicles, along with a large garage/workshop for your hobbies or extra storage.

River Cottage is located in a charming village known for its community spirit and scenic country lanes, enjoying peaceful rural living while remaining within easy reach of local amenities.

Kington is situated close to the villages of Flyford Flavell and Inkberrow where there are public houses and village shops. Droitwich is approximately a 15 minute drive. The Towns of Pershore, Redditch and Alcester are within 20 minutes drive approximately. The M5 - junctions 5,6 and 7, M42 and M40 motorways are very accessible. National Rail links are accessible from Worcester Parkway, Worcester City centre and Pershore. Education in the area is well supported with Primary Schools in nearby Flyford Flavell and Inkberrow and Secondary Schools in the larger nearby towns of Pershore, Redditch, Alcester and Worcester.

Mains Water - Mains Electricity - LPG - Septic Tank - Tax Band F

#### Administrative Deposit:

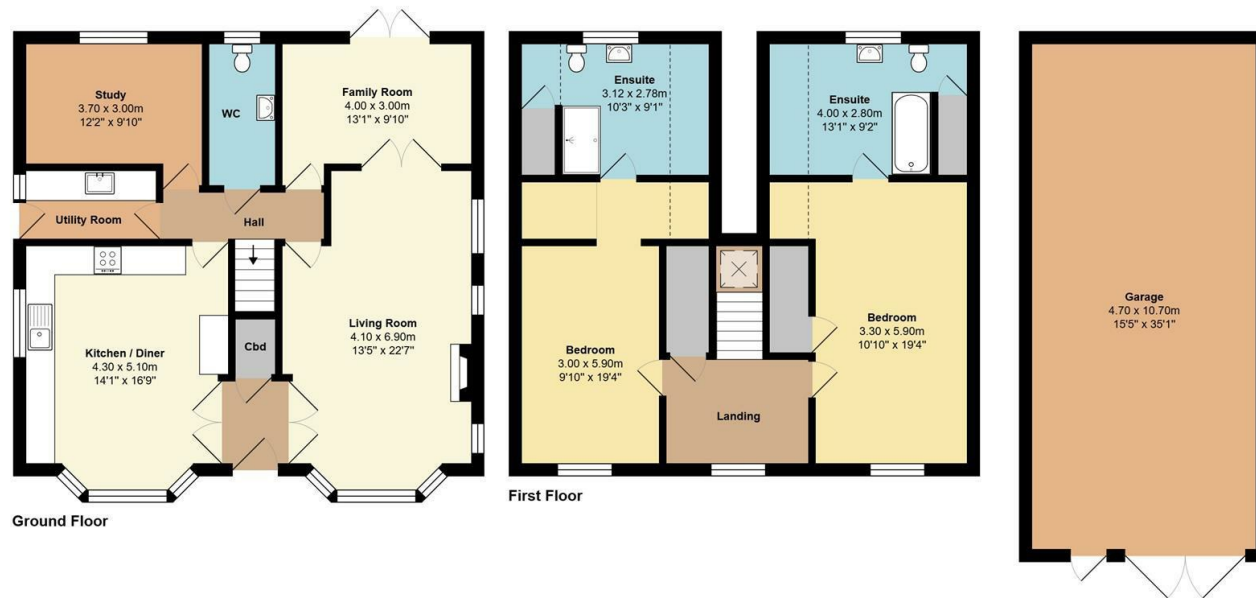
Fox Town and Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full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





FOX

# River Cottage, Kington Lane, Kington, WR7 4DH



Total Approx Area: 169.0 m<sup>2</sup> ... 1819 ft<sup>2</sup> (excluding garage)  
 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.

| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |

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