



Allan Morris
estate agents

Himbleton, Droitwich,
Worcestershire.

Neight Hill Lodge, Himbleton, Droitwich, Worcestershire. WR9 7LE

Features

- Substantial detached property
- 4/5 Bedrooms
- 2 Bathrooms
- Fantastic open-plan Living/Dining/Family Room
- Sought after village location
- Much improved & extended throughout

A much improved and substantially extended 4/5 bedroom detached family home, located within the heart of the popular village of Himbleton. The property offers flexible living accommodation, with wrap around gardens, detached garaging and close proximity to village pub and Primary Schooling.

Accommodation briefly comprises: Entrance Hall with several store cupboards, W.C., Study/Bedroom 5, large dual aspect Sitting Room with fitted woodburner and doors opening out onto patio and rear garden, fantastic sized open-plan Kitchen/Dining/Family Room with Utility Room off. On the first floor: Four Bedrooms, Shower Room and Bathroom, as well as useful eaves storage throughout.

Outside: To the front is a gated driveway with gravelled parking area for several vehicles and detached Garage with power. The remainder of the garden is wrapped around the property with seating area, raised vegetable beds, shed and mature hedge borders.

LOCATION:

The property is situated in the heart of the popular village of Himbleton, which benefits from local Public House, Village School and easy access to the M5 motorway.





Directions:

From Worcester City head out on the Newtown Road B4636 in the direction of Crowle. Continue along over the next roundabout for approximately 1 mile before taking the right hand turn onto Old Turnpike Road, proceed through Crowle Green and continue for 2 miles before taking the right hand turning onto Harrow Lane. Proceed past the Galton Arms Pub and over the bridge, where Neight Hill Lodge can be found on the left hand side, as indicated by our For Sale Board.

WAM 6916

Useful Information:

Tenure: Freehold

EPC Rating: D

Council Tax Band: E





Ground Floor
Approx. 109.1 sq. metres (1169.1 sq. feet)



First Floor
Approx. 150.7 sq. metres (1608.7 sq. feet)



Total area: approx. 286.8 sq. metres (3086.8 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Floorplan Measurements:

SITTING ROOM:

23'2" max 10'3" min x 20'3" max 12'10" min

STUDY / BEDROOM 5:

12'9" x 7'9"

KITCHEN / DINING / FAMILY ROOM:

33'1" max 10'4" min x 19'8" max 13'10" min

UTILITY ROOM:

9'4" x 7'5"

BEDROOM 1:

19'3" x 15'8"

BEDROOM 2:

16'10" into bay x 12'10" maximum

BEDROOM 3:

12'8" maximum x 12'5" max (into bay) 8'1" min

WALK-IN:

6'7" x 3'9" (to wardrobe)

BEDROOM 4:

13'9" maximum x 9'8"

BATHROOM:

10'1" x 9'2"

SHOWER ROOM:

6'10" x 6'3"

General Information:

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. **MEASUREMENTS:** Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully. **FIXTURES AND FITTINGS:** All items not specifically mentioned within these details are to be excluded from the sale. **SERVICES:** Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these, or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

Contact us:

Address:

32 Sidbury, Worcester, WR1 2HZ