



Allan Morris
estate agents

Red Lane, Hampton, Evesham,
Worcestershire.

Hampton Park Farmhouse, Red Lane, Hampton, Evesham, Worcestershire. WR11 2RF
Features

- Attached Four Bedroom Farmhouse
- Generous and Flexible Accommodation
- Driveway and Triple Garage
- Gardens of Approximately 1.3 Acres
- Overlooking Open Countryside
- NO ONWARD CHAIN

A most characterful and striking 18th Century four bedroom attached Farmhouse, benefiting from gardens of approximately 1.3 acres, situated in a truly rural location close to the Town of Evesham.

Accommodation briefly comprises: Reception Hall, Sitting Room, Dining Room, Breakfast Kitchen, Utility Room and Snug. On the first floor: Bedroom with Dressing Room off, further double Bedroom and Family Bathroom. On the second floor: Two further Bedrooms, one with Dressing Room Area and En-Suite Bathroom.

Outside: Generous driveway and triple Garage, as well as gardens totalling approximately 1.3 acres.

LOCATION:

The property is situated in the Hampton area of Evesham, within easy reach of the Town centre and offering a good mix of town and country living. There is also easy access back to the neighbouring town of Pershore and the City of Worcester, as well as motorway links.





Directions:

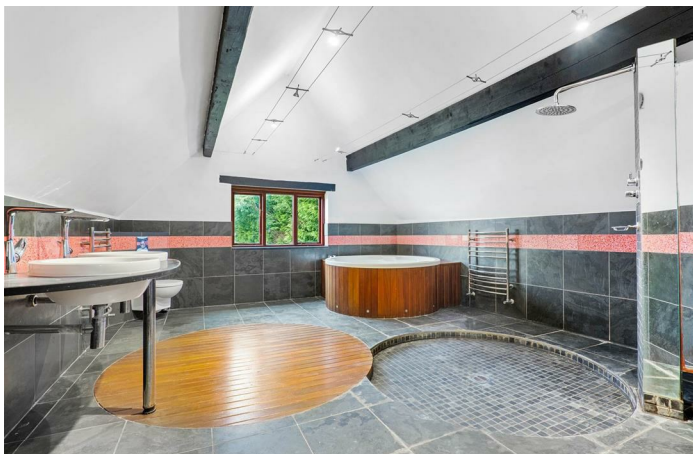
From Worcester City centre proceed out along the London Road. Upon reaching the traffic island bear right onto the Whittington Road. Go straight over the next roundabout, and bear left at the second, then at the roundabout of the M5 junction take the second exit signposted Pershore. Continue along for some distance and head into Pershore Town. Continue through Pershore, continue along passing the village of Wick and Crophorne. Continue along this road, before reaching Hampton. On reaching Hampton go straight over the roundabout and take a left into School Road. Continue along where the road becomes Red Lane. Continue along where the road becomes a track. After approximately 1/4 mile bear right and continue down the hill. Pass under the railway and turn left where the property can be located.

WAM 6691

Useful Information:

Tenure: Freehold

EPC Rating: E





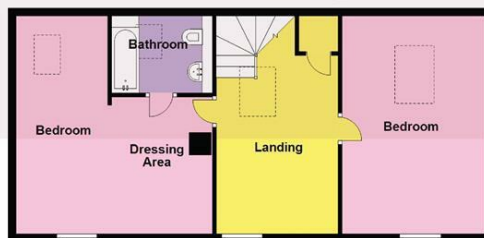
Ground Floor
Approx. 124.9 sq. metres (1344.1 sq. feet)



First Floor
Approx. 94.4 sq. metres (1016.3 sq. feet)



Second Floor
Approx. 66.7 sq. metres (718.1 sq. feet)



Garage
5.90m x 9.62m
(19'4" x 31'7")



Total area: approx. 286.0 sq. metres (3078.5 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.

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.

Floorplan Measurements:

SITTING ROOM:
18'0" x 15'1"

DINING ROOM:
14'5" x 13'7"

BREAKFAST KITCHEN:
15'5" x 13'8"

UTILITY ROOM:
9'8" x 7'4"

SNUG:
18'0" x 11'7" maximum 10'10" minimum

BEDROOM 1:
14'10" max (to rear of wardrobes) x 18'0"

BEDROOM 3:
18'0" x 10'10"

FAMILY BATHROOM:
15'5" x 13'7"

BEDROOM 2:
17'10" x 8'11"

EN-SUITE BATHROOM:
7'8" x 6'0"

BEDROOM 4:
18'1" x 11'4"

TRIPLE GARAGE:
31'2" x 19'0"

Contact us:

Address:
32 Sidbury, Worcester, WR1 2HZ