



**Allan Morris**  
estate agents

**Kenswick, Lower Broadheath,  
Worcester.**

## 2 Kenswick Manor, Kenswick, Lower Broadheath, Worcester. WR2 6QB

### Features

- Superb 3 bedroom Apartment within local historic Manor House
- Spacious and flexible accommodation over 2 floors
- Large Reception Room with wood panelling
- Set within beautiful grounds of approx 7 acres
- Parking & easy access to Worcester City

'2 Kenswick Manor' is a wonderful example of an original building being converted to provide flexible Apartments, offering a wealth of character together with modern Kitchen and Bathrooms, situated within its own extensive well maintained grounds, within easy reach of local villages, Worcester City and major transport links.

Accommodation comprises: Communal Entrance, door giving access into Hallway, downstairs Cloakroom, spacious Sitting Room/Dining Area with Elizabethan panelling, impressive fireplace with woodburner insitu and double opening doors to the garden. Kitchen/Breakfast Room which is well fitted and further doors with views over the communal gardens and ponds. To the first floor: There is a Master Bedroom with En-Suite Bathroom, two further double Bedrooms and additional Shower Room.

Outside: The Apartment benefits from its own garden which can be accessed from the Sitting Room, initially onto a good size patio area with recently built veranda ideal for entertaining, etc, leading onto a pretty and well stocked garden with views to the front, side and ponds and access to two parking spaces. Additionally there are extensive grounds around the Manor House totalling approximately 7 acres which you have a share ownership of.

### LOCATION:

Kenswick Manor is situated within glorious countryside yet has access to local amenities and schooling with Lower Broadheath Close by and extensive amenities in Worcester approximately 4 miles away. There is easy access to junction 7 of the M5 motorway and rail links.





### Directions:

From Worcester City centre proceed out on the Henwick Road, turning left after a short distance, signposted Martley (B4204). Proceed through the village of Lower Broadheath, passing the sign for Kenswick and after a short distance the private entrance for Kenswick Manor can be found on the left hand side. Continue straight up the driveway, then bearing right at the top where the entrance to the Apartment will be found.

WAM 7101



### Useful Information:

Tenure: Leasehold

EPC Rating: E

Council Tax Band: E



**Ground Floor**  
Approx. 64.0 sq. metres (688.8 sq. feet)



**First Floor**  
Approx. 69.3 sq. metres (746.2 sq. feet)



Total area: approx. 133.3 sq. metres (1435.0 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 / DINING ROOM:  
25'10" x 15'10"

KITCHEN / BREAKFAST ROOM:  
16'6" x 10'2"

MASTER BEDROOM:  
15'11" x 8'5"

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

BEDROOM 2:  
15'8" x 10'4"

BEDROOM 3:  
11'0" x 8'6"

SHOWER ROOM:  
7'10" x 6'11"

### 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:

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