

# Allan Morris

estate agents



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NEW

Details Approved

Signed .....

Print .....

Date .....

Worcester Road, Upton Snodsbury,

A fantastic opportunity to acquire a most spacious four double bedroom detached family home, offered along with separate one bedroom Annexe, generous Office accommodation, Garaging and generous gardens, totalling approximately just over half an acre. NO ONWARD CHAIN



£815,000

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Newton House, Worcester Road, Upton Snodsbury, WR7 4NW

*All measurements are approximate. Accommodation in more detail comprises:*

The property is entered via part obscure glazed UPVC door, providing access into:

ENTRANCE HALL

With ceiling light points, stairs rising to first floor, under stairs cupboard, radiator, tiled floor and door to:

STUDY: 8'1" x 6'5"

With window to front aspect, ceiling light point, radiator, tiled floor.

KITCHEN / DINER: 24'4" x 13'3" maximum 12'54" minimum

Initially into:

Dining Room Area

With windows to rear aspect, double glazed UPVC door, recessed ceiling light points, radiator, tiled floor, wall and base units.

Kitchen Area

Fitted with further base units, incorporating one and a half bowl single drainer sink unit with mixer tap over, the centrepiece being a Rayburn oven, integral double oven with hob and extractor over, space and plumbing for dishwasher and further appliance, windows to rear and side aspect, UPVC part double glazed door providing access out to the side, tiled floor, tiled splash back and doorway to:

UTILITY ROOM: 5'8" x 5'8"

Fitted with matching base units, incorporating sink with drainer and mixer tap over, space and plumbing for washing machine, space for fridge/freezer, ceiling light point, window to front aspect, tiled floor, radiator.

SITTING ROOM: 26'1" x 14'7"

The centrepiece of which being an open fireplace with brick surround, tiled hearth and mantle over, ceiling light points, wall light points, two radiators, window to front, rear and side aspect and double glazed UPVC door providing access to rear garden.

DOWNSTAIRS CLOAKROOM

Fitted with low level W.C. and pedestal wash hand basin, heated towel rail, obscure window to rear aspect, ceiling light point, door to useful cupboard space.

From Entrance Hall stairs rise to:

FIRST FLOOR

LANDING

With window to front aspect, recessed ceiling light points, hatch to loft space, door to airing cupboard with radiator and door to:

BEDROOM 1: 14'7" x 11'11"

A spacious double room, with window to rear aspect with pleasant view over the gardens, the adjacent countryside and towards Upton Snodsbury Church, ceiling light point, range of fitted wardrobes, radiator and door to:

En-Suite Shower Room

Fitted with low level W.C., wash hand basin with mixer tap over and cupboard space under, shower cubicle, heated towel rail, ceiling light point, wall light point, window to rear aspect, tiled walls and floor.

BEDROOM 2: 18'2" x 9'10"

A spacious double room, with windows to front and rear aspect, two ceiling light points, radiator.

BEDROOM 3: 14'7" x 13'9" maximum 11'11" minimum

A double room, with window to front aspect with pleasant view over the adjacent countryside, ceiling light point, radiator.

BEDROOM 4: 11'4" maximum 10'9" minimum x 9'4"

A double room, with window overlooking rear garden, ceiling light point, radiator, fitted wardrobe.

FAMILY BATHROOM

Fitted with low level W.C., wash hand basin with mixer tap over and cupboard space under, bath and separate double shower cubicle, two obscure windows to front aspect, recessed ceiling light points, tiled floor, extractor fan, two heated towel rails.

OFFICES

The property benefits from generous Office Space:

OFFICE 1: 14'3" x 11'6"

Accessed via part obscure double glazed UPVC door to the rear, with windows to rear and side aspect, power, heating, double opening doors and hatch through to further room, which could be incorporated into the Annexe, if required.

OFFICE 2: 15'11" x 8'2"

With window to side aspect, further separate part glazed door, storage heating, ceiling and wall light point.

ANNEXE

The Annexe accommodation is approached via steps leading up to front door, providing access into:

HALL

with ceiling light point, wall mounted electric heater and door to:

MODERN STYLE KITCHEN: 10'1" x 5'11"

with stainless steel single drainer sink unit with mixer tap over, quartz style worktop, space for cooker with extractor and lighting over, space for fridge, tiled splash back, window to side aspect, ceiling light point and through to:

LIVING ROOM: 16'1" x 9'0"

A dual aspect room with windows to both sides, wall mounted electric heater, wall light points and door to:

BEDROOM: 16'2" x 7'10"

With windows to both sides, ceiling light point, hatch to loft space, wall mounted electric heater (from here is potential to create more space over the top of the Office Area, if required).

BATHROOM

fitted with low level W.C., wash hand basin with cupboard space under, bath with shower over, part tiled walls, airing cupboard housing the hot water tank, ceiling and wall light points, heated towel rail, window to side aspect.

OUTSIDE

To the front of the property initially is garden area and generous driveway, providing parking for many vehicles and with access into:

DOUBLE GARAGE: 19'7" x 16'3"

With two separate double opening wooden doors, power and heating.

There are numerous courtesy outside light points to the front, including in the Covered Porch Area.

Access can be gained down both sides of the property. To the right hand side is wide driveway with access to further driveway. To the left hand side is gated access and pathway, which leads around to the Office Area. There is also access to:

OUTSIDE W.C.

Fitted with low level W.C. and Belfast sink, ceiling light point, obscure window to front aspect, tiled floor.

COVERED SIDE ACCESS

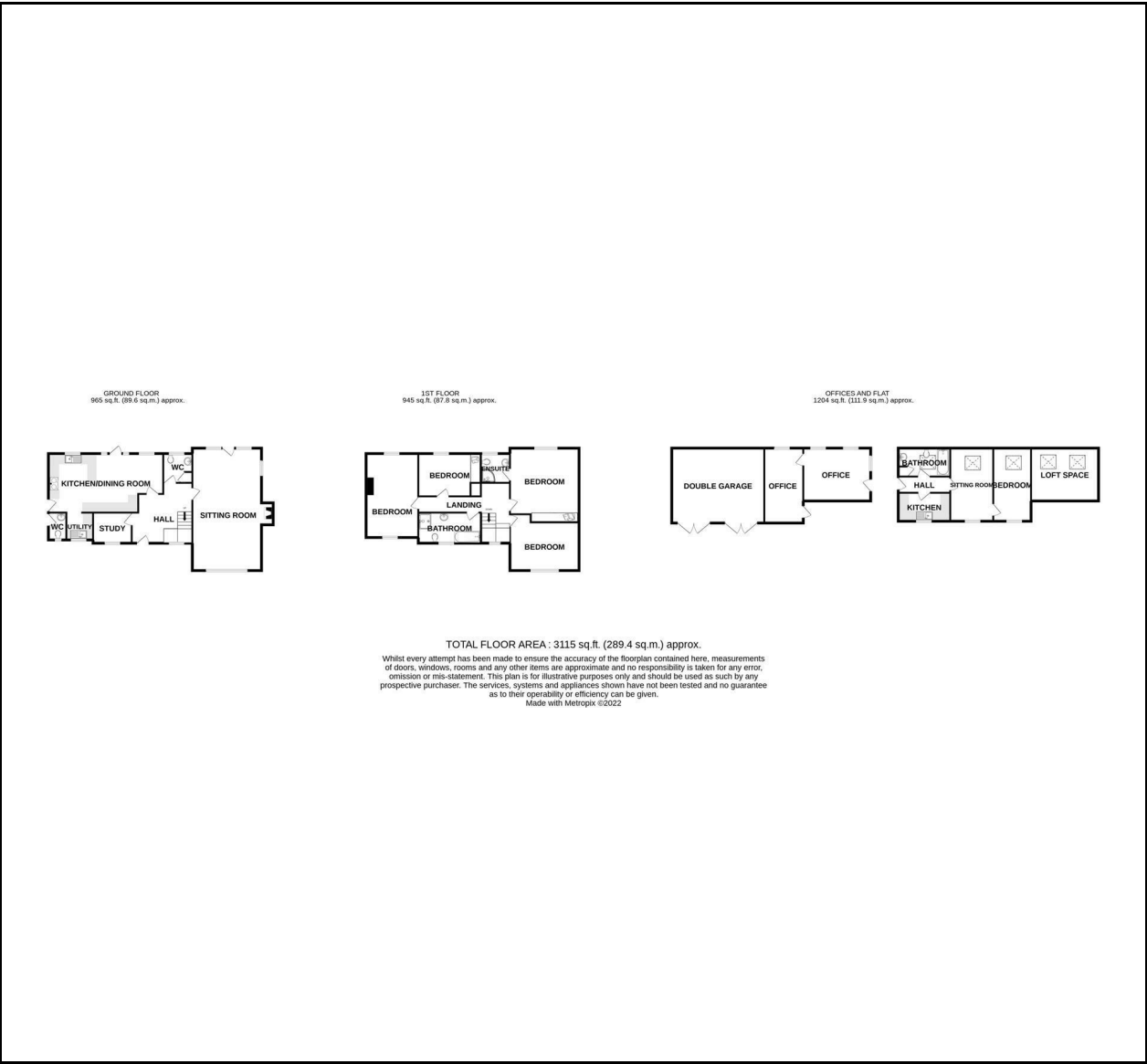
With further lighting and hatch into storage space.

The pathway then opens up to the garden, which is initially laid to spacious patio seating area, with further courtesy lighting and outside tap. The garden is of generous size and is largely laid to lawn, with ornamental pond and further:

TIMBER CONSTRUCTED GARAGE

With power, lighting and heating.

The driveway extends down the side of the property. From the garden is a pleasant outlook over the adjacent field and towards the Upton Snodsbury Church. There is also wrought iron double opening gates to the right hand side of the property.



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. TENURE: We understand the property is offered for sale FREEHOLD. 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.

ROUTE TO THE PROPERTY:

From Worcester City centre take the A44 London Road in the direction of Pershore and Evesham. Continue to the outskirts of Worcester City and at the second traffic island turn left onto to A422. Continue along this dual carriageway and at the next island turn right onto the continuation of the A422, in the direction of Alcester and Stratford. Continue along this road passing straight over at the next roundabout and on through the village of Broughton Hackett. The next village is Upton Snodsbury, on arriving in the village pass the Oak Public House on your right and Newton House can be found on the same side of the road after a short distance.