



7 Lord Hill Gardens, Ombersley,
Worcestershire WR9 0FG

A contemporary detached home set within the heart of sought after Ombersley, with a larger than average rear garden.

This historic village, famed for its half timber houses dates back to the middle ages & is renowned for its excellent eateries and public houses such as The Kings Arms & The Crown and Sandys which takes its name from the historic, aristocratic Sandys family. Checketts is a food & coffee destination with a deli & shop & hosting events such as a pizza & pudding evening.

Ombersley was recently named among 'the poshest villages in the UK' by the Daily Mail and 'the greatest villages in Britain' by the Telegraph.

This three bed house is set within a small development built in 2021 & comprises; reception hallway with stairs rising to the first floor landing & access into the cloaks cupboard, W.C, dual aspect living room & dual aspect kitchen/diner.

The lounge has a feature bay window & a useful under-stairs storage cupboard. The kitchen/diner has a range of base & wall units, sink & drainer with mixer tap, integrated oven & hob, dishwasher, space for a washer/dryer, under-cupboard lighting, Karndean flooring & double doors out to the rear garden.

From the landing, there are three bedrooms & the family bathroom. The principal bedroom has a range of built in wardrobes fitted by Hammonds & has a 'secret' doorway built in, that leads into the en-suite shower room which has a wash basin, W.C, shower cubicle & Karndean flooring.

The family bathroom has a modern white suite with a shower over the bath, W.C, a pedestal wash basin & Karndean flooring.

Externally, there is a block paved driveway leading up to the garage, which has an up & over door, power & lighting. There is gated side access into the garden, which is laid to lawn, fenced & enclosed.

Ombersley is around a 15 minute drive into Worcester city centre & just over 4 miles to Droitwich Spa. Droitwich & Worcester both allow easy access to the M5 & both have train stations offering direct links to London.

The village has a wide range of amenities to include; Ombersley primary school, cricket club, golf club and tennis club which has recently been fitted out with padel courts. The house is situated opposite the village green which has a children's playground.

FREEHOLD

Estate management fee is around £500 per annum.

Council Tax Band D - Wychavon Council





Agents Note

Please note that a Buyers Fee of £950 including VAT is payable at the point of an offer being accepted to Shelton & Lines. For terms and condions please see Shelton & Lines website under the Sales Tab and "Buyers Info" page.

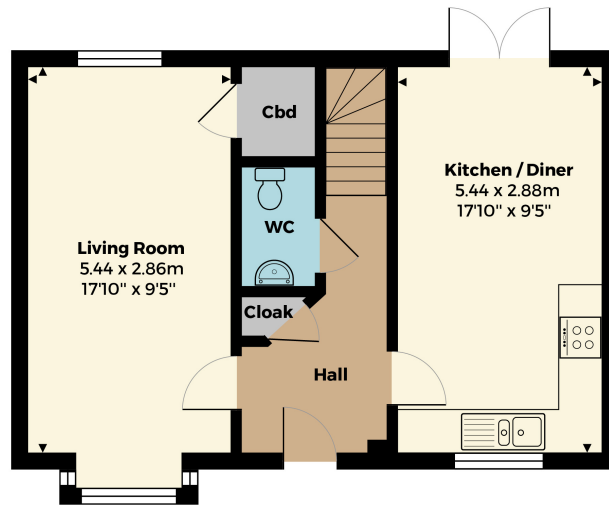


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

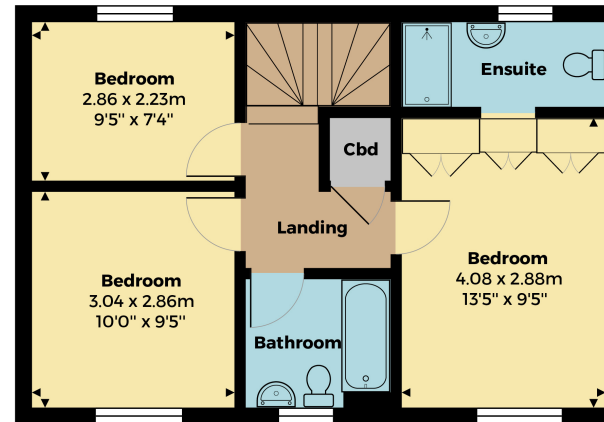
General Information

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. **FIXTURES AND FITTINGS** All items not specifically mentioned within these details are to be excluded from the sale. Any mention of services/appliances within these details does not imply they are in full and efficient working order and no testing has been done by the Agent.

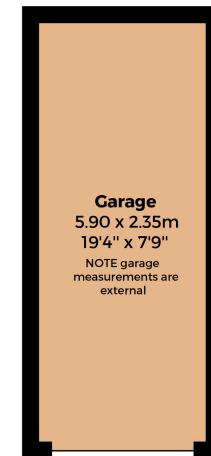
All measurements are approximate and for display purposes only



Ground Floor



First Floor



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