





Harts are delighted to offer for sale this spacious four bedroom family home in the sought after pretty village of Inkberrow. Built in the 1960's with later additions, this fabulous home enjoys a larger than average plot and offers potential to enlarge and enhance further.

This lovely four bedroom property has been owned by the same family for over 50 years and offers well-presented and bright accommodation throughout with the potential to extend further and reconfigure giving a more open plan modern layout. Should the new owners wish. Enjoying distant views of the Malvern Hills, this family home sits in a beautiful mature wraparound garden ideal for family life.

We recommend an early viewing to fully appreciate the accommodation on offer.

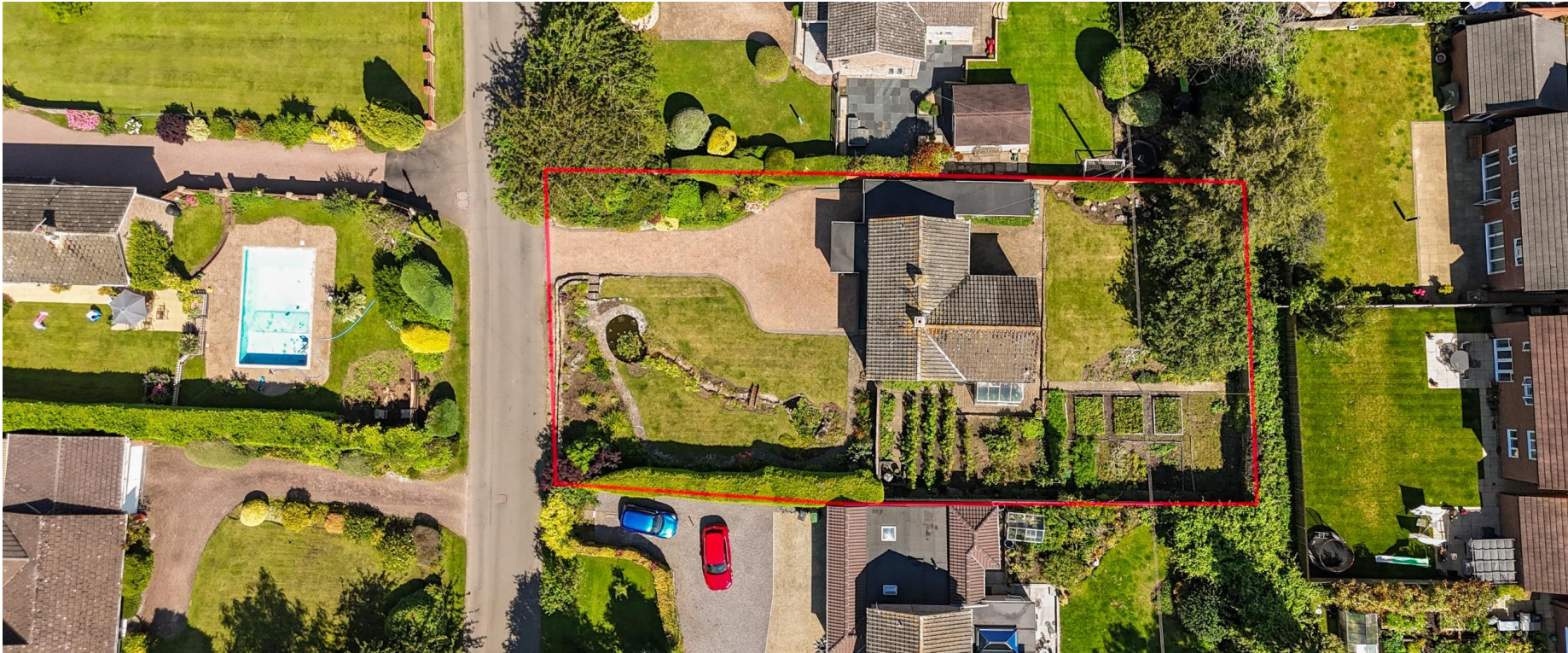
LOCATION Inkberrow is a sought-after Worcestershire village that offers excellent amenities including great public houses, parish church, doctors, village shop, schooling, post office, and an array of sporting clubs/facilities nearby, to name but a few. The village is ideally placed for commuters as the M5, M40 and M42 are all very accessible. For those who prefer to travel by rail, there are regular trains from Worcester and Stratford upon Avon to London and Birmingham alike. Surrounded by rolling countryside, there are endless public footpath walks and bridleways so exploring this part of beautiful Worcestershire is pretty amazing.

Worcester 12 miles, Cheltenham 30 miles, Birmingham 23 miles, Stratford upon Avon 14 miles (all approximate).

APPROACH The property sits in an elevated position, and set back from Withybed Lane with a large expanse of pretty fore garden. There is a block paved driveway offering parking for several cars. The garden has mature hedgerow boundaries and an array of beautiful trees, shrubs, herbaceous borders and a lovely rockery to the fore as well as a two feature ponds with miniature bridge. From the front garden there is side access through a wrought iron gate into the rear garden, a useful covered car port and access to the single garage.

SPACIOUS AND WELCOMING HALLWAY A large welcoming hallway with stairs rising to the first floor landing, useful built-in storage and doors radiating off to the downstairs accommodation.





GUEST WC With window to the front elevation, low flush WC and hand basin.

SITTING ROOM / SNUG A dual aspect room so lovely and bright and enjoying views of the front garden, electric fire.

LIVING / DINING ROOM With feature fireplace with electric fire, large windows and patio doors opening into the rear garden, this spacious living / dining room has plenty of space for lounge furniture as well as a good size table and chairs.

FITTED KITCHEN Fitted with a range of light wood effect eye and base level units and drawers with complementary work surfaces over, inset sink unit and drainer, integrated under counter fridge, Hotpoint dishwasher, integrated washing machine, Belling induction hob, built - in Electrolux double oven and grill, useful tall pantry store cupboard, window to rear elevation with garden views and door to covered side area and garden.

UTILITY Situated to the rear of the car port, this really useful addition is currently used as a utility room housing other white goods with light and power and built-in eye and base level cupboards.

MAIN BEDROOM A lovely double bedroom situated at the rear of the property, with built-in wardrobes and a range of fitted drawers and cupboards. Doors lead through to :-

EN SUITE SHOWER ROOM With walk-in shower cubicle with mains fed shower over, wall mounted hand basin, low flush WC, bidet, tiling to floor and splashback areas and window to side elevation.



BEDROOM Another double bedroom currently fitted and utilised as a home office but could easily be changed back into a double bedroom.

BEDROOM With window to side elevation, useful fitted vanity wash basin with storage under, airing cupboard and built in book shelving.

BEDROOM With super views of the rear garden this bedroom has the benefit of built in wardrobes and central dressing table.

MODERN LUXURY BATHROOM A beautiful modern bathroom fitted with a white suite comprising panelled bath with mains fed shower over and waterfall shower head and shower screen, low flush WC, wash basin with storage beneath, tiling to floor and splashback areas and useful airing cupboard.



REAR GARDEN The wonderful, well cared for wraparound rear garden has good quality fenced boundaries with mature shrubs and trees and pretty flower beds. The garden also benefits from a good size greenhouse, an allotment / growing area with raised beds, currently planted with an array of fruit and vegetables, ideal for those wanting to grow their own produce right outside the home. A manicured lawn area is plenty big enough for outside entertaining and family play time.

SINGLE GARAGE The garage has an up-and-over door, side window, fitted workbench with shelving under and cupboards over, light and power, and houses the boiler.

ADDITIONAL INFORMATION

TENURE: FREEHOLD Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is mains WATER, ELECTRICITY, AND MAINS DRAINAGE connected to the property. However, this must be checked by your solicitor before the exchange of contracts. There is currently OIL CENTRAL HEATING but we are told there is gas available in the village so connection to the property is possible.

RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions, etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: We understand to lie in Band F

ENERGY PERFORMANCE CERTIFICATE RATING: TBC We can supply you with a copy should you wish.

VIEWING: By appointment only



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements and confirm what is included in the property with their solicitor. We as agents have not tested the working order of any fixtures, fittings, or appliances, this is the responsibility of the buyer should they wish to do so. We have a Company complaints procedure in place, please ask for more details.

MONEY LAUNDERING REGULATIONS Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





Total Internal Accommodation 180.46 square metres / 1,942 square feet (excluding garage)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Ground Floor

First Floor



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