







Harts are so excited to offer for sale this very special, contemporary, and architecturally designed home which has been styled and beautifully decorated to a very high standard throughout. A distinctive property with unique grounds and unrivalled views of the Malvern Hills.

## QUARRY HAVEN

Quarry Haven is certainly a 'one in a million' home that sits very privately in Withybed Lane. In fact, the view from the lane understates the beautiful home that sits behind its facade. Once through the driveway and the glazed vestibule with granite flooring, you are welcomed by a well-proportioned, curved, open-plan living area with ceiling-to-floor glazing which allows lots of natural light to flood this fabulous room and gives access to the balcony area and the outside space. This open plan living/dining/kitchen not only gives a 'wow' first impression for visiting friends when entertaining, but is a lovely place for the whole family to come together to relax and dine whilst enjoying the fabulous garden views.

The kitchen is fitted with a range of black gloss fronted units and soft-close drawers, a beautiful walnut feature unit and integrated Miele appliances all finished seamlessly by the Corian work surfaces. This well-planned functional kitchen is complemented by a rounded breakfast bar ideal for informal dining.

A bespoke walnut staircase leads you downstairs to the bright and flexible lower ground floor accommodation which incorporates five bedrooms, three en suites, and a beautiful family bathroom fitted with Villeroy and Bosch sanitaryware. The useful utility room/laundry is situated on this floor with access to the outside as well as all the of bedrooms making wash day much easier. For those who work from home or wanting a second reception room / children's play room / TV room or gym, this lower ground floor gives the new owners many options to utilise the space to suit their requirements.

The attention to detail, high specification together with the bright and flexible living spaces this home offers, makes this most definitely a once in a lifetime opportunity to own such a fabulous property and we would recommend a private viewing to fully appreciate.





*Views from the meadow garden*



### SETTING AND THE SOUTH WESTERLY FACING REAR GARDENS

This amazing home sits in its own unique grounds of approximately 1/3 acre in total and is approached via a country lane and through electric sliding gates. The driveway benefits from a resin car turntable with remote control allowing ease of parking and access into the single garage. The sunken 'quarry garden' is visible from the house and offers views of the pond areas which house an abundance of garden birds and pondlife. The globe seating pod is an ideal relaxing spot to enjoy at any time of the day. In addition, hidden secretly away is a raised lawned 'meadow garden' which is perfect for watching the setting sun and enjoying the far-reaching views of Worcestershire countryside and distant views of the Malvern Hills beyond.

### SOME SPECIAL FEATURES

- \* Lutron lighting system \* Villeroy & Boch luxury bathrooms with underfloor heating \* Pressurised water system
- \* Kitchen Miele appliances, limestone flooring, Corian work surfaces \* Driveway resin car turn-table
- \* Beautiful walnut staircase with illuminated balustrade \* Bespoke Walnut doors \* Cat 5 nickel plate sockets for Broadband



## 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).



## ADDITIONAL INFORMATION

TENURE: FREEHOLD Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is MAINS GAS, WATER, ELECTRICITY, AND PRIVATE DRAINAGE connected to the property. However, this must be checked by your solicitor before the exchange of contracts.

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 G

ENERGY PERFORMANCE CERTIFICATE RATING: C 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 cooperation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.









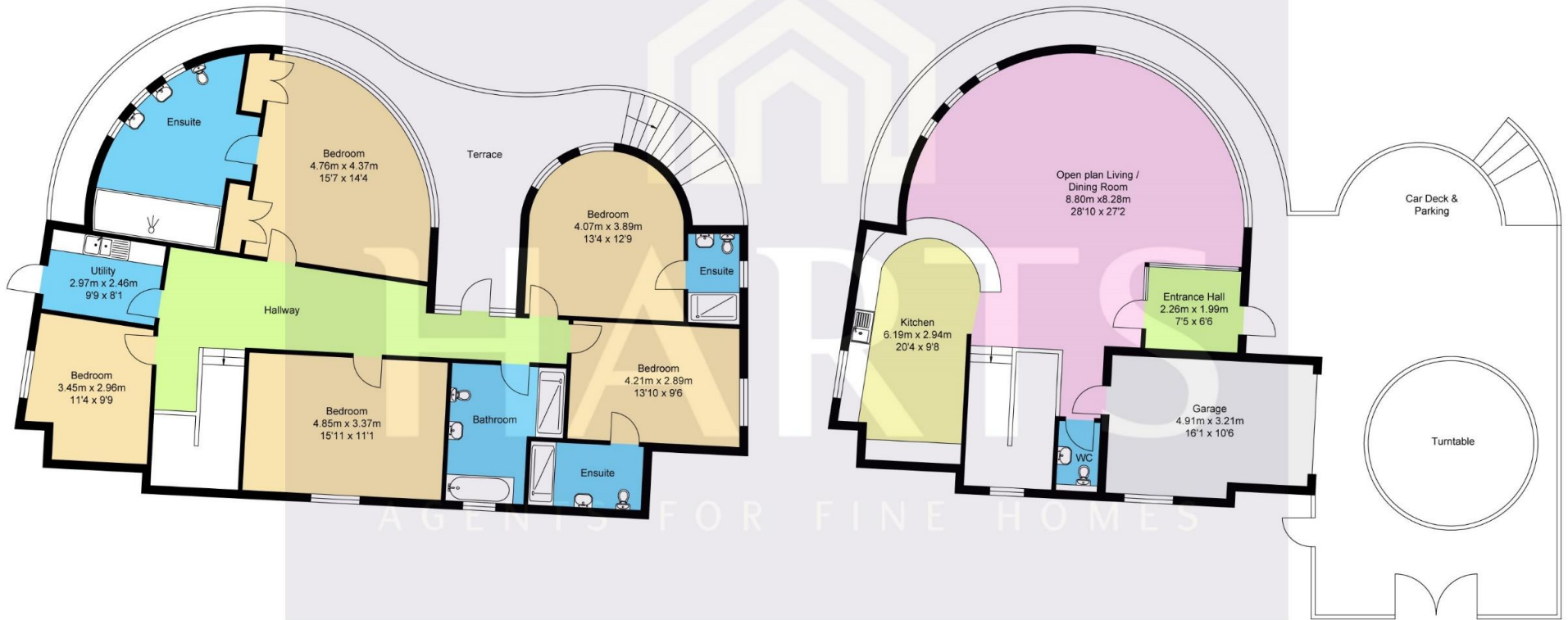
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Main House Area 2251.70 square feet**  
**Garage Area 169.74 square feet**  
**Total Area 2421.44 square feet**



**Lower Ground Floor**

**Ground Floor**



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