



Flat 4 Bevere House, Bevere  
Green, Bevere, Worcester  
WR3 7RG

Grand Sweeping driveways, an imposing Grade II listed building, looking down on you from its elevated position, and surrounded by open fields and woodland. It sounds like something straight from Downton Abbey, and to be honest, it could be.

Approaching from Northwick Road, as it thins out to a country-style road and through the trees, you can just make out this gorgeous property, hiding away from the hustle and bustle of the nearby City center but encompassed by glorious walks through the woods and down to the river, too. But this is no longer the home of the Lord and Lady of the manor; it has now been perfectly converted into beautiful apartments, so now you can actually own your own portion of this imposing residence.

Two stone pillars stand guard on either side of the driveway, inviting you to drive on through and onto the aforementioned sweeping driveway, which meanders up through open fields, and then the full property comes into view in all its glory ... stunning.

When you park your car, although we feel a horse and carriage might be more appropriate, you enter via the front door (sorry, you will have to open it yourself) and into the main entrance hall, where you may take a seat if required, before starting your ascent to the first floor via a rather beautiful staircase.

Now it is time to enter your very own slice of history, your entrance hall, like most, projects out in front of you, with doors leading to rooms, but just to your left is a fantastic storage area for your coats, shoes, or even your book collection.

The main living room, just like every other room in the apartment, has high ceilings and large sash windows letting the light flood through, a room where you can sit down for a meal at the table or relax with a book, and when finished, look through the window across the open fields and its ever-changing, seasonal landscape.

The modern kitchen has a range of fitted units, an oven and a hob, space for a washing machine and enough room for you to cook up a storm, and then enjoy watching the squirrels playing in the trees as you wash up.

The double bedroom provides a spacious area for your double bed and other bedroom furniture. As a side note, the current vendors enjoy nipping through to the kitchen, grabbing a coffee, nestling back into bed, and enjoying the view of the beautiful Metasequoia tree from the best of vantage points. Standing at the window allows for a totally different view of some of the communal gardens and over the field in front, where the horses graze.

The modern bathroom is four pieces, for those who like to soak and read, there is the bath, and for those who don't, there is the separate shower.

Externally, there are the communal grounds, plenty of shared parking and also a single garage to the rear of the property, in the cobbled courtyard.

The neighbours are fantastic, trotting around in a field looking for their next sugar lump. Apparently, the human ones are just as great, and everyone gets along well in the little community of Beverer House.

No Pets Allowed.

132 years remaining - Service Charge £2628 per annum.

LEASEHOLD

Council Tax Band B - 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 conditions please see Shelton & Lines website under the Sales Tab and "Buyers Info" page.

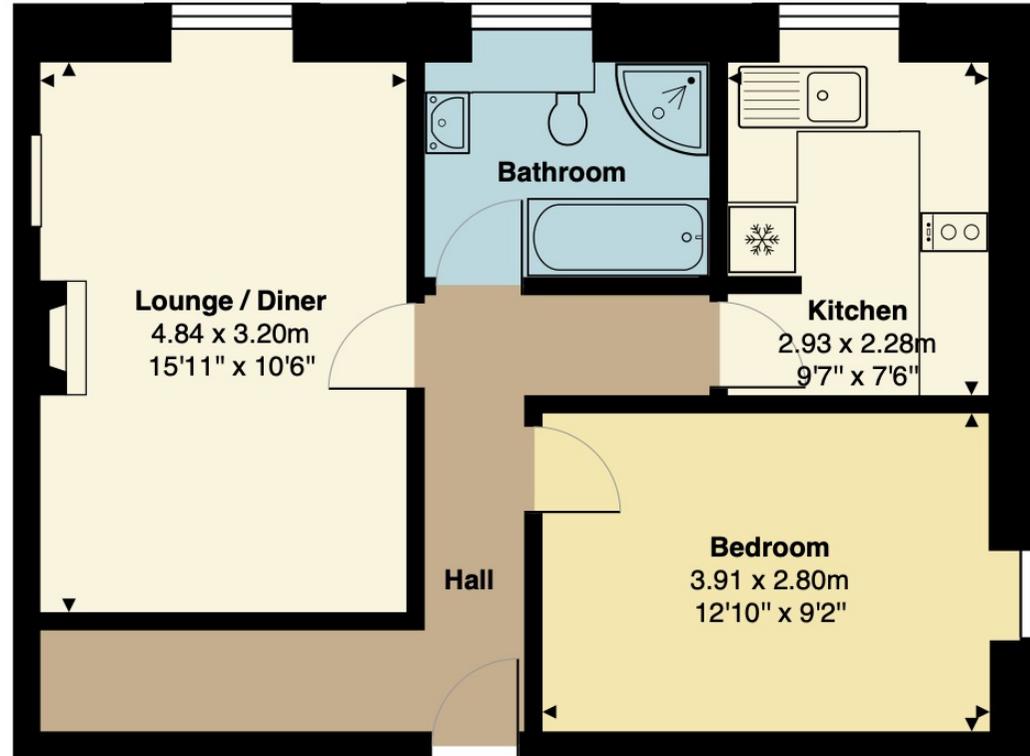


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>50</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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



**First Floor**

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