



Allan Morris
estate agents

MEADOW VIEW
Wichenford Worcestershire

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Meadow View

Wichenford, Worcestershire. WR6 6YY

A characterful and extended four bedroom detached family home, situated in the sought after village of Wichenford and with uninterrupted views of open countryside to the rear.

Accommodation briefly comprises: Entrance Porch, Hall, impressive open-plan Sitting Room/Family Room, Dining Room, downstairs Cloakroom and Breakfast Kitchen. On the first floor: Master Bedroom with En-Suite Shower Room, three further Bedrooms and Family Bathroom.

Outside: To the front is a private driveway and detached single Garage. To the side is a private enclosed garden.



ENTRANCE PORCH: with windows to front and side aspects, ceiling light point, tiled floor and part glazed wooden door providing access into:

HALL: with ceiling light point, tiled floor, stairs rising to first floor, door to Dining Room and door to:

IMPRESSIVE OPEN-PLAN SITTING ROOM / FAMILY ROOM: 23'8" maximum 20'8" minimum x 21'7" maximum 19'5" minimum, this is a particularly spacious room that could be separated into different sections, if required. It features windows to front and rear aspect, a log burner as a central focal point, two radiators, television aerial point, telephone point.

DINING ROOM: 12'0" x 11'10" the focal point of the room being a feature fireplace with tiled hearth and wooden mantle over, window to front aspect, radiator, tiled floor, telephone point, double opening glazed panel wooden doors to Breakfast Kitchen and door to:

DOWNSTAIRS CLOAKROOM: fitted with low level W.C. and wall mounted wash hand basin, ceiling light point, extractor fan, tiled floor.

BREAKFAST KITCHEN: 18'3" x 10'11" fitted with matching base and wall mounted units with granite worktops over, incorporating one and a half bowl stainless steel sink with granite drainer and mixer tap over, Range style cooker with extractor over, space for fridge/freezer, integral dishwasher, oil

fired central heating boiler, part tiled walls, breakfast bar area with granite work top, tiled flooring, recessed lights throughout, radiator, windows to rear aspect overlooking the fields and double opening glazed doors providing access out to the side.

From Entrance Hall stairs rise to:

FIRST FLOOR

LANDING: with numerous ceiling light points, wall mounted heaters, useful fitted cupboard space, hatch to loft space and door to:

MASTER BEDROOM: 20'8" x 10'0" maximum, a particularly impressive room with windows to front and rear aspect overlooking the fields, recessed ceiling light points, radiator, his-and-hers double fitted wardrobes and door to:

En-Suite Shower Room: fitted with low level W.C., pedestal wash hand basin with mixer tap over and double fully tiled shower cubicle, part tiled walls, tiled floor, recessed ceiling light points, extractor fan, heated towel rail, window to rear aspect affording glorious view over fields to the rear.

BEDROOM 2: 11'11" x 10'0" maximum 8'8" minimum, a dual aspect room with windows to front and side aspect, the focal point of the room being a cast iron feature fireplace, double fitted wardrobe, ceiling light point, radiator, television aerial point.

BEDROOM 3: 11'9" x 10'1" maximum 8'8" minimum, the focal point of the room being a cast iron feature fireplace, window to front aspect, double fitted wardrobe, radiator, ceiling light point and archway through to:

Storage Area: with window to front aspect.

BEDROOM 4: 11'6" x 8'5" with window to rear aspect enjoying uninterrupted views over the fields, ceiling light point, radiator.

FAMILY BATHROOM: of a generous size, fitted with low level W.C., pedestal wash hand basin, rolled top bath and separate fully tiled shower cubicle, ceiling light point, shaver point, radiator and door to:

Utility Cupboard: with plumbing for washing machine.

OUTSIDE:

To the side of the property is a private driveway providing off road parking for several vehicles and with access to **DETACHED SINGLE GARAGE**, with up and over door to front and window to rear aspect. Behind the Garage is the oil tank.

To the front of the property is security lighting, pathway running around to the side and garden laid to lawn with shrub border.

To the side of the property is the main garden with pedestrian gate and pathway running down the side of the house. The majority of the garden is laid to

lawn, enclosed by hedging and with patio seating area to the rear, where you can enjoy views over the fields.

ROUTE TO THE PROPERTY:

From Worcester City centre proceed out along the A443 Henwick Road, in the direction of Tenbury. Proceed through the village of Hallow and bear left, signposted for Wichenford and Sinton Green, onto Moseley Road. Continue along for approximately half a mile and turn left, signposted Monkwood Green and Wichenford. Proceed along for some distance, passing through Monkwood Green and **Meadow View** will be found just after entering the village of Wichenford on the left hand side, as indicated by our For Sale board.

WAM 4704

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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.

