



# Nobury Hill , Inkberrow

Worcester, WR7 4HA

Jeremy  
McGinn & Co 



# Asking Price £575,000



A beautifully presented, Unique and Individual, Detached Bungalow with huge potential to extend/improve into a family home situated off the top of a quiet Cul-de-sac in a prime location, set in approx. half an acre of Gardens backing onto Open Countryside to the rear which affords beautiful Panoramic Views from the majority of rooms in the house.

The property was built just 20 years ago although has been recently upgraded by the current vendors and includes a large 3 year old, Dining/Kitchen with integral appliances and LVT flooring, along with a large utility room, with fitted kitchen units and solid wood work-surfaces and space for further white goods. There is also a bright Living room to the rear opening out to a conservatory which overlooks the gardens and the views beyond.

Further internal accommodation offers Two good size Double Bedrooms, one with fitted wardrobes and french doors to rear, a further single Bedroom which could be utilised as a Study or Dressing room, a modern family-size Bathroom, an Entrance Porch and Reception Hall with a staircase leading to a further, first floor Bedroom and separate Shower room (both with some restricted head height), and a large loft storage room.

Outside, the property is approached over a small shared access drive and is tucked away at the bottom of Nobury Hill. The front Garden is fully enclosed with





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mature hedging with a beautiful Sugar Maple tree and an interesting arrangement of topiary hedging in the shaped lawn. A block-paved Driveway provides parking for several vehicles and the Garage. The large Rear Garden is a major feature of the home. A small brook ambles through the middle with a bridge giving access to the far lawn and several mature fruit trees. Close to the house a more formal area includes a large decked terrace, further patio/BBQ area, landscaped paths and borders.

AGENTS NOTE: Please note there is a rarely-used public footpath across the lower lawn of the gardens. Please see plot outline photo.







**Tax Band: F**

**Council: Wychavon**

**Tenure: Freehold**

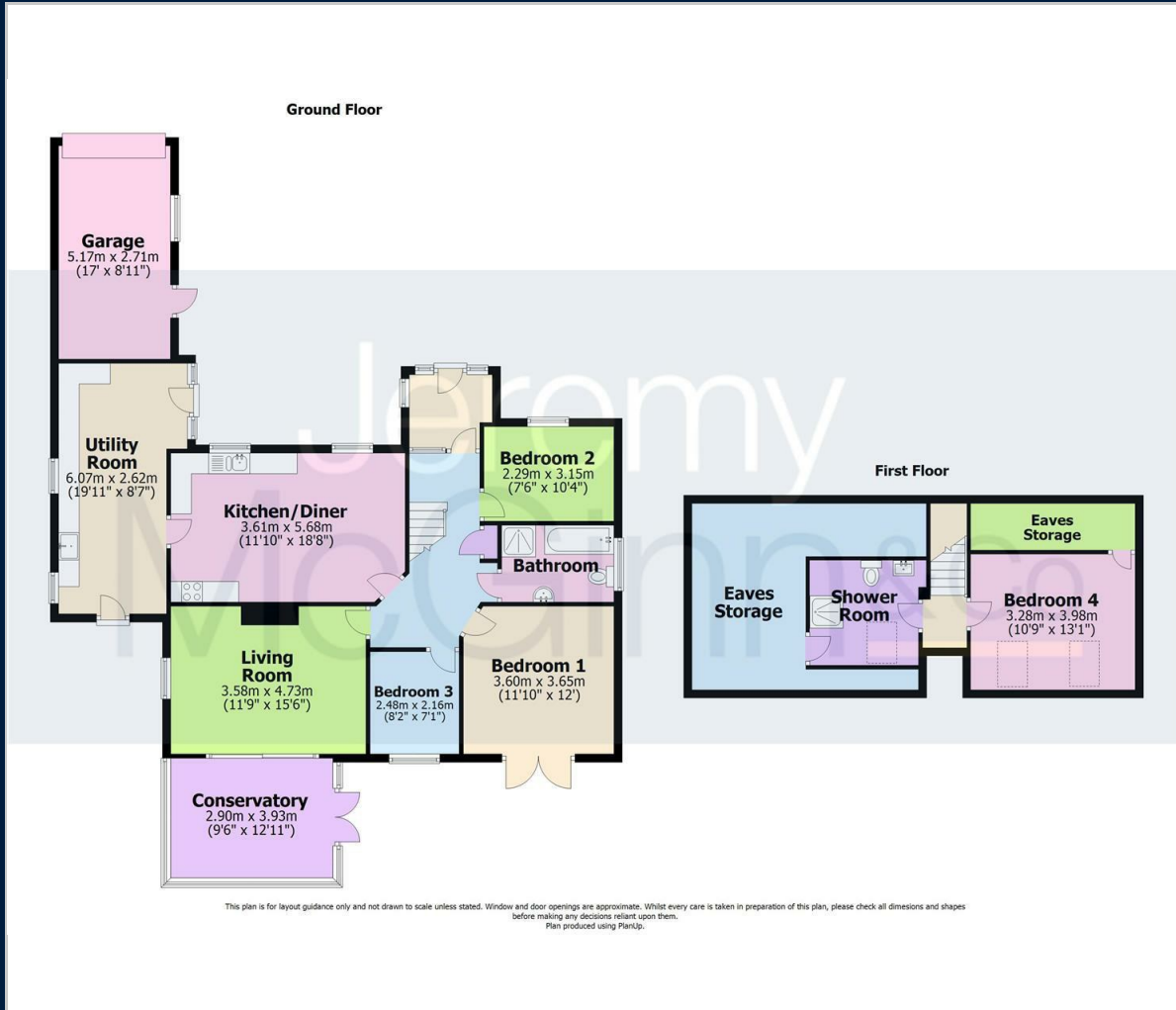
Inkberrow is one of the largest villages in Worcestershire nestling between two hills on the A422, Inkberrow occupies an ideal rural location between Worcester (12 miles), Alcester (6 miles), Pershore (10 miles) and Evesham (8 miles) with public transport links to all towns.

Inkberrow also comprises the hamlets of Little Inkberrow, Holberron Green and Morton-under-Hill. The village has spectacular views to Bredon Hill and the Malvern Hills, and on clear days to the Black Mountains in Wales, making it an ideal location for trips to the Cotswolds, Birmingham, Wales, and the West Country. The landscape is ideal for walking on the many footpaths around the village, cycling along the lanes, rambling, or horse-riding on the numerous bridleways.

Inkberrow is often thought to be the model for Ambridge, the setting of BBC Radio 4's long-running series *The Archers*. In particular, The Bull, the fictional Ambridge pub, is supposed to be based on The Old Bull in Inkberrow. There is one other pub in the village, a shop, doctors surgery and school.



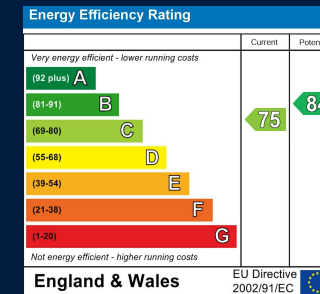
# Floor Plan



# Map



# Energy Performance



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49A High Street, Alcester, Warwickshire, B49 5AF  
 Tel: 01789 868587 Email: alcester@jeremymcginns.com www.jeremymcginns.com