



Appletree Lane
Inkberrow | Worcestershire

Johnsons
PROPERTY CONSULTANTS

Modern comfort in a picturesque setting



4 Appletree Lane, Inkberrow,
Worcestershire, WR7 4JA

Situated on a generous plot at the edge of the highly sought-after village of Inkberrow, this beautifully extended four-bedroom detached home offers the perfect balance of versatile living space, modern comfort, and a picturesque semi-rural lifestyle. Boasting far-reaching countryside views and extensive gardens, this is a rare opportunity to secure a substantial family home in one of Worcestershire's most desirable locations.

Set behind a neatly lawned front garden, the property offers excellent kerb appeal and ample driveway parking for at least four vehicles, as well as a large tandem garage/ carport providing space for vehicles, storage, or workshop use.



4



2



2,380 sq ft



01386 761515



sales@johnsons-property.co.uk



johnsons-property.co.uk





Generous, versatile spaces

Ground Floor

The welcoming entrance hall sets the tone, with wood flooring and a bright, neutral décor that continues throughout. The heart of the home is the upgraded kitchen breakfast room, featuring classic shaker-style cabinetry, a range cooker, tiled floors, and an open-plan dining area ideal for everyday family life. A separate utility room with double Belfast sink and built-in units ensures practical, clutter-free living, in addition to an adjacent cloakroom/ W.C.

The spacious lounge is a warm and inviting retreat, complete with attractive wood flooring, a central fireplace housing a solid fuel burner, and a large front window that fills the room with natural light. For more formal occasions, a separate dining area with sliding patio doors offers an elegant space to entertain, while the conservatory/ sun room - enhanced with a tiled, insulated roof - provides a tranquil, all-season spot to relax with direct access to the rear patio.

Working from home or seeking hobby space? A dedicated office and additional store room offer flexibility to suit modern lifestyles.



Contemporary style with stunning views

First Floor

Upstairs, the first-floor landing leads to four generously sized bedrooms, including two with extensive built-in wardrobes. The elevated position allows for wonderful open views across the surrounding Worcestershire countryside, especially from the front-facing bedrooms. A stylish family bathroom and a separate contemporary shower room complete the upper floor.



Outside

Step outside and you'll find a large, mature rear garden designed for both relaxation and play. With lawned areas, patios, a children's play space, vegetable garden, and shed, there's something for everyone to enjoy. In addition, a quality timber-built garden room offers a superbly versatile space - currently used as a home gym, but equally well-suited as a peaceful and private home office, studio, or retreat.



Situation

The picturesque rural village of Inkberrow is famously the inspiration for Ambridge, the setting of BBC Radio 4's long-running series *The Archers*, and still enjoys the character and charm of the traditional English village.

Inkberrow is conveniently located between Worcester (12 miles), Redditch (8 miles), Alcester (6 miles), Pershore (10 miles) and Evesham (8 miles) with public transport links to all towns.

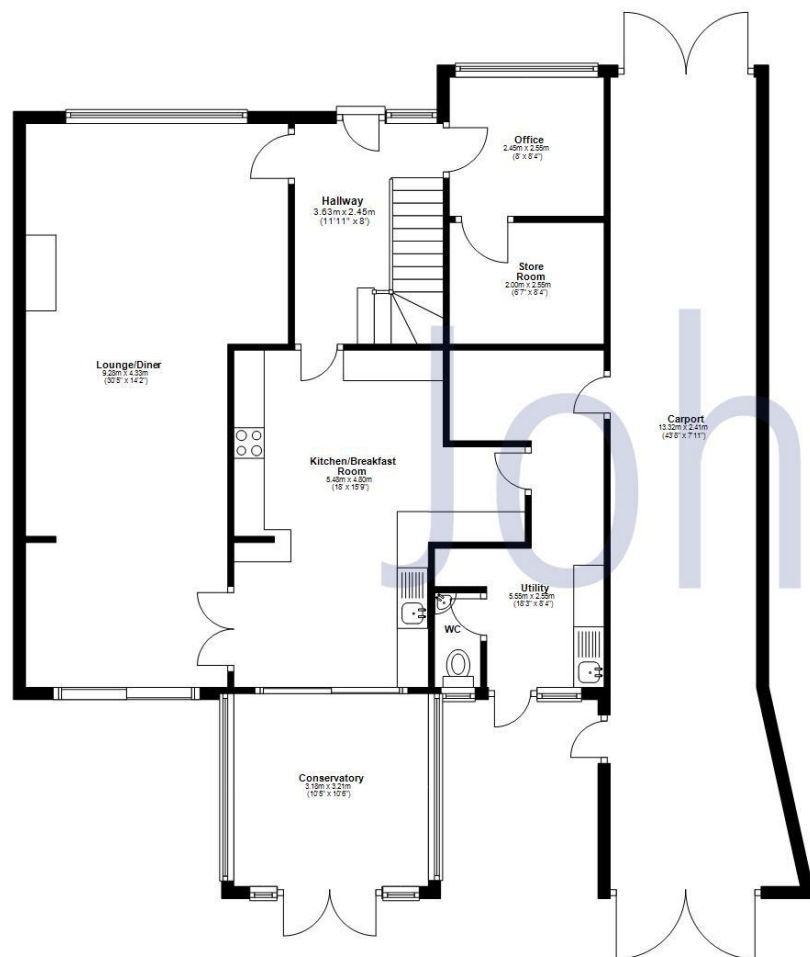
With an ideal landscape for walking on the many footpaths around the village, cycling along the lanes, rambling or horse-riding on the numerous bridleways, Inkberrow is perfect for those who enjoy an active lifestyle. The village also has spectacular views to Bredon Hill and the Malvern Hills, and on clear days to the Black Mountains in Wales.

Underpinning its thriving community, Inkberrow also benefits from an enviable range of amenities, including two popular village pubs, a well-stocked (Simply Fresh) shop, GP surgery, football, tennis and bowls clubs, village hall and playground.



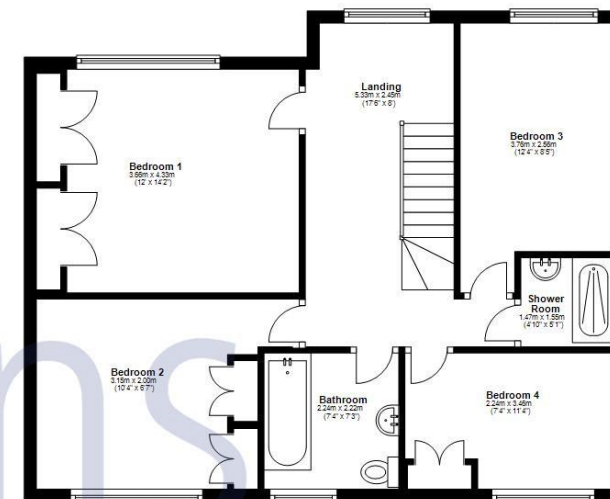
Ground Floor

Approx. 151.6 sq. metres (1631.4 sq. feet)



First Floor

Approx. 69.6 sq. metres (748.9 sq. feet)



Total area: approx. 221.1 sq. metres (2380.3 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. All measurements, dimensions, and layouts are approximate and subject to change without notice. Prospective buyers or tenants should verify all information independently.
Plan produced using PlanUp.

Services

The property is assumed to have mains services connected or within close proximity, although interested parties are advised to make their own investigations to confirm availability. The services, including plumbing, heating, and electrical systems, have not been tested by the selling agents, and no warranties or guarantees are provided regarding their condition or functionality.

Enquiries about broadband availability, estimated strength and download speeds can be made with BT.

Tenure

The property is being sold with freehold tenure, offering the buyer full ownership of both the house and its land.

Method of Sale

The property is being sold by private treaty, inviting offers directly from interested parties.

Local Authority

The property is located within the jurisdiction of Wychavon District Council and is placed in Council Tax Band F.

Listing

The property is not listed.

We endeavour to make the sales details accurate, if there is any matter that is particularly important to you, please check with us prior to travelling any distance to view the property. Johnsons are unable to comment on the state of repair or condition of the property or confirm that any services equipment or appliances are in satisfactory working order. Reference to tenure is based upon information supplied by the seller(s). Fixtures and fittings not included. Johnsons Property Consultants reserve the right to earn a referral fee from third party providers, if instructed.

Plans and Boundaries

Planning and boundary details are available upon request, and potential buyers are encouraged to make enquiries with Wychavon District Council for further information regarding future developments or land use.

Directions

Take the A4184 (Greenhill) from Evesham. At the roundabout, take the first exit towards The Lenches. Turn right towards The Lenches. At Church Lench, turn left onto Low Road. At Radford, turn left onto Alcester Road, then right onto Evesham Road towards Inkberrow. Turn right onto the A422 towards Stratford. Turn right onto Appletree Lane. The property is situated on the left.

Viewings

Viewings are available by appointment only through the sole selling agent, Johnsons Property Consultants.

To arrange your viewing appointment, please contact our friendly sales team.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Selling?



Scan for an instant market report on your home.



Travel Distances

Evesham - 9.8 miles Redditch - 9.3 miles
Alcester - 6.4 miles



Nearest Stations

Evesham - 9.3 miles
Redditch - 8.3 miles



Nearest Airports

Birmingham Airport - 25 miles
London Heathrow - 102 miles



Steve Anderson

Residential Sales Consultant

(01386) 761515

steve.anderson@johnsons-property.co.uk

Johnsons
PROPERTY CONSULTANTS

