



NEW BLAKES

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SALES & LETTINGS

NEW BLAKES

Shelsley Beauchamp, Worcester, WR6 6RA

*Modern versatility in this sought
after Teme valley village.*

Over 2,500 sq ft of house in an acre of grounds with stables, garaging and wonderful Teme valley views. Oodles of potential to put your own stamp on this one – perhaps create a stunning open plan kitchen living space to take in those views. 4 bedrooms, 2 bathrooms. , Spacious reception hall, large sitting room and dining room. Lower ground floor games room/office with useful store - lots of potential uses here. Gardens all around including an old grass tennis court, mature trees and shrubs – a green fingered buyer's haven. A vibrant village community and a country lovers dream with miles of beautiful walks on your doorstep including along the River Teme - all in all the rural good life.



Martley Village Stores



Elms Hotel and
Spa



The Den & farm shop at
Stanford Bridge



Chantry catchment



The Crown, Martley

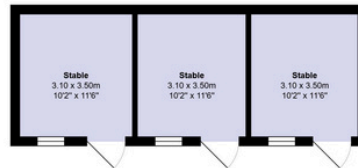
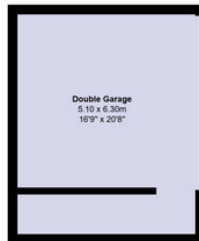
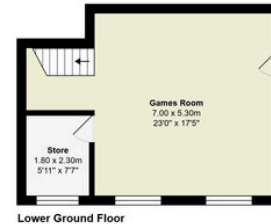


Worcester and
Droitwich station





FLOORPLAN



Total Approx Area: 239.0 m² ... 2573 ft² (excluding double garage, stable)

All measurements of doors, windows, rooms are approximate and for display purposes only.

No responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



IN A NUTSHELL

- Modern versatility set in 1 acre in Shelsley Beauchamp, a beautiful rural village right in the heart of the beautiful Teme Valley
- A modern style with lots of versatile accommodation - around 2500 sq ft creating a comfortable village home yet with ample potential and space around to add your own touch
- Big bright reception hall is at the centre of the house. Large bright living room with open fire and large picture window overlooking the rear gardens.
- Large dining area open to the sitting room with stunning view out across the valley to Shelsley Walsh on the far side
- The kitchen also enjoys those fabulous views across the valley - open down to a breakfast/ snug area.
- Lower ground floor games room/office with large store room - a perfect wine cellar! Useful door out to the side garden adds to the versatility.
- 4 Bedrooms all lie on a single level plus the family bathroom. Master bedroom has doors out into the garden along with it's own en-suite - step out and listen to the birds on a spring morning.
- Wonderful mature gardens around 1 acre - very pretty views across open countryside beyond. Old grass tennis court, orchard area with timber stables. Wooded bank with stream below - doggy heaven
- A quiet rural village with a vibrant community in the heart of the Teme Valley. Martley close by with good facilities - Chantry High School and The Crown Gastro Pub. Worcester and M5 in easy reach

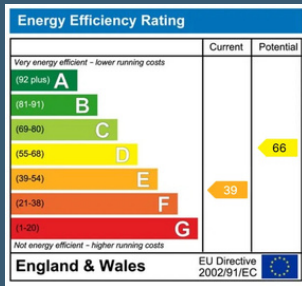
The Nitty Gritty

Mains electricity, water. Oil heating. Private drainage to sewage treatment plant. Upvc double glazing.

Freehold

Malvern Hills District Council
Council Tax G

what3words:///florists.restores.someone



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01905 384848 - info@morganaps.co.uk
The Estate Office, Upper Court, Lulsley,
Worcestershire. WR6 5QW

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