



Fields Cottage

5 Park Lane, Sapey Common, Clifton-On-Teme, Worcester, WR6 6ET

Fields Cottage

Detached Four Double Bedroom House with Fabulous Views over the Teme Valley. Immaculately Presented Inside & Out. Spacious & Light Living Spaces & Large Bedrooms. Recently Renovated with New Kitchen & Bathrooms. Front & Back Gardens with Attractive Steel Pergola. Situated on a No Through Road Just 1.5 miles from the Village of Clifton upon Teme, close to Bromyard & Tenbury Wells

THE PROPERTY

- Open Plan Kitchen/Dining/Living Area with Woodburner & Stable Door to Garden
- Fully Fitted Kitchen with Large Breakfast Bar with Silkstone Quartz Worktop. Eye Level Oven & Combi Oven. Large Induction Hob, 1.5 Butlers Sink with Boiling Water Tap. Full Height Fridge & Freezer and Larder Cupboard. Large Window Overlooking Valley View
- Large Sitting Room with Woodburner opening to Garden Room with Bifold Doors on Two Sides
- Utility Room
- Downstairs Shower Room
- Boot Room with Built in Bench and Coat Cupboard
- Large Main Bedroom with Fully Fitted Dressing Room & Ensuite Shower Room
- Second Double Bedroom with Ensuite Shower Room
- Two Further Double Bedrooms
- Family Shower Room

THE OUTSIDE

- Front Garden with Hot Tub (available by sep neg) & Garden Shed
- Rear Garden with Porcelain Paved Terrace, Lawned Area & Garden Shed
- Steel Pergola for Outdoor Entertaining
- Plenty of Private Parking

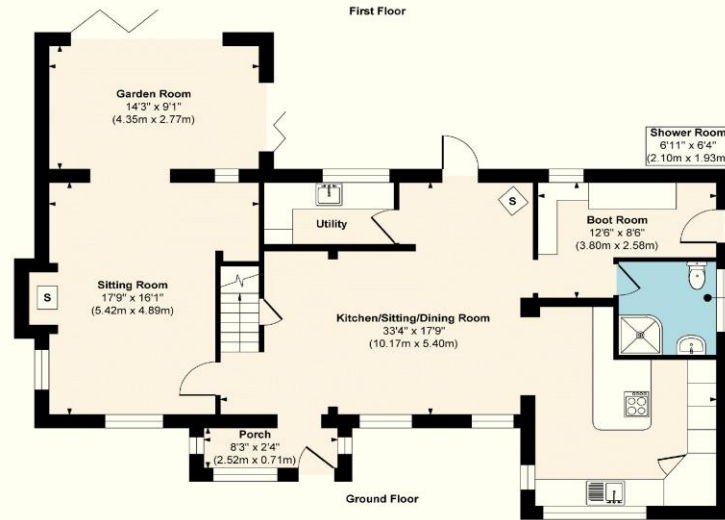
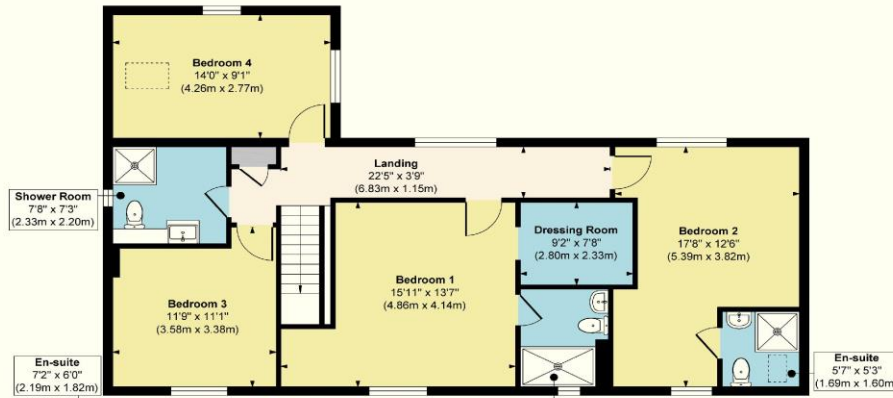




FLOOR PLANS

Total Approx. Floor Area 2014 Sq. Ft. (187.12 Sq. M.)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

**Approx. Gross Internal Floor Area
Main House = 2014 sq. ft / 187.12 sq. m**

FOR ILLUSTRATIVE PURPOSES ONLY. MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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THE SITUATION

- Quiet Rural Location within a Hamlet with Excellent Walking Straight from the Door
- 1.5 Miles to Village of Clifton-upon-Teme with Primary School, Shop & Pub
- 5 Miles to Shelsey Walsh Hill Climb Motor Sports
- 8 Miles to Bromyard & Tenbury Wells
- 12 Miles to Worcester

PRACTICALITIES

- Council Tax Band: F – Herefordshire Council
- Mains Electricity & Water
- Private Drainage
- LPG Fired Central Heating
- Broadband is Available (Airband)

DIRECTIONS

WR6 6ET – What3Words: breached.forest.plump

From Bromyard take the B4203 towards Stourport. Continue for 7 Miles and turn right signed to Clifton on Teme, continue for approx. 1 mile and turn left into Park Lane. Fields Cottage is at the end on the left opposite the entrance to the field

VIEWING ARRANGEMENTS

Strictly by appointment with the agents.



Tel: 01531 888388 or 07879 630396
Email: enquiries@countryandclassic.co.uk

