



New Bungalow

Sytchampton | DY13 9TA



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****NEW PRICE FOR QUICK SALE****

Be the first to enjoy this superb and most exceptional newly designed home. Offering 3680sqft of luxurious and versatile accommodation with superb attention to detail throughout. Situated in the popular village of Sytchampton.

Having been carefully designed to offer versatile luxurious accommodation with bedrooms located on both floors. Attentively finished with beautiful products such as Porcelanosa flooring, LED lighting to the bespoke oak staircase, kitchen to include not only the cabinets but also lighting the large lanterns, LED lighting in the sitting room and in the cinema room. Sound system with Bluetooth speakers in the large kitchen dining family room; ideal for entertaining.

Sytchampton is a delightfully quiet hamlet, benefitting from the surrounding picturesque countryside boasting a variety of public footpaths and bridleways. Just a stone's throw from this delightful cottage is the "black and white" semi-rural village of Ombersley, which plays host to a range of local amenities including a dental practice, doctor's surgery, primary school and parish church. Ombersley is highly regarded for its eateries and public houses such as The Cross Keys and The Crown and Sandys which takes its name from the historic, aristocratic Sandys family. The village also boasts two AA rosette dining at The Venture In and offering breakfast, lunch and al fresco dining in Checketts, also with a butchers and delicatessen.

Further amenities can be found in the Cathedral City of Worcester such as Worcester Royal Hospital, three train stations and Sixways Stadium which serves as a popular sport and entertainment venue

Ombersley (2.4 miles), Droitwich (6 miles), Worcester (8 miles), Birmingham (25 miles), Cheltenham (34 miles). All miles are approximate.

Sytchampton Endowed Primary School is less than half a mile away and has been rated "Outstanding" by Ofsted. Droitwich Spa High School and Sixth Form Centre is just over three miles away and has been rated





“Good” by Ofsted.

In the independent sector, the Royal Grammar School and The King’s School Worcester both offer superb schooling from Kindergarten through to Sixth Form and are both within eight miles of the property..

The spacious hallway immediately draws you into the magnificent large open plan kitchen/dining/family room. Featuring two large lanterns with discreet LED lighting so magnificent when entertaining on an evening with family and friends. Offering an abundance of space for seated and dining areas with sliding doors leading onto a large Porcelanosa terrace. The kitchen offers storage a plenty with integrated appliances to include fridge, freezer, wine cooler, two ovens and dishwasher. Benefitting from a walk-in pantry and separate laundry with further storage and space for a washing machine, tumble dryer and including a built-in steam oven. There are two doors from the laundry: one to outside so handy for bringing in the shopping and the other to the boiler room.

There is also a very handy and good sized boot room and w/c cloakroom which is accessed from the hallway.

The large, well-proportioned sitting room is accessed from double doors from the dining/family area, featuring discreet LED lighting to the ceiling and allowing in an abundance of light with dual aspect.

There is a ground floor bedroom with en-suite facilities and two additional rooms which could be utilised as bedrooms, a home office and/or a cinema room (with LED lighting) and a bathroom.

The beautifully crafted solid oak staircase with inset glass leads to a galleried landing with sky lights allowing in an abundance of natural light. There are two bedrooms with the master bedroom benefitting from an en-suite, wardrobe area and superb covered balcony area with composite decking and framing the delightful country aspect. A wonderful area to enjoy reading a book, having coffee or enjoying your favourite tittle whilst soaking up the view.

To the rear of the property is a delightful south facing garden consisting of a large luxurious Porcelanosa terrace and flat lawned area with delightful country view aspect.

To the front of the property is a large double garage and parking for multiple cars, with steps leading to the front entrance.

Services: LPG, private drainage via septic tank, mains water &





electricity.

Agency note: Please note that the property is completed, but has computer generated images to showcase use and placement of furniture.

Tenure: We understand the property to be Freehold

Local Authority: Wychavon

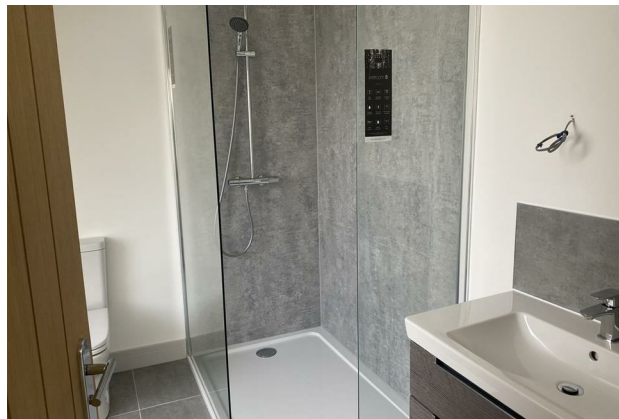
Council Tax Band: G

EPC: C

Important Note to Purchasers: Please refer to our Terms & Conditions of Business: <https://rjcountryhomes.co.uk/terms-and-conditions/>
Administration Deposit:

RJ Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full and retained by RJ Country Homes to cover administration and re-marketing costs of the property.

RJ Country Homes has not tested any equipment, apparatus or integral appliances, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. We advise Buyers to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Please note that RJ Country Homes has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.







Approx. Gross Internal Floor Area 3680 sq. ft / 341.87 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		77	81
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.