



Cleeve Cottage

Clifton, Severn Stoke | WR8 9JF



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A hidden gem, situated in this idyllic Hamlet and dating back to circa 1500's, this part black & white cruck framed thatched Grade II listed detached cottage offers an abundance of charm and character throughout. Offering four bedrooms, three reception rooms & breakfast kitchen. Circa 0.3 acres and surrounded by glorious countryside.

Location:

The desirable hamlet of Clifton is situated just off the A38, approximately 5 miles south of the cathedral city of Worcester.

The nearby village of Kempsey offers a good range of amenities to include a primary school, several public houses, convenience Store and Doctor's surgery, as well as being well placed for access to Worcester City, motorway links via Junction 7 of the M5 and the Worcestershire Parkway Railway Station.

Education:

There is a variety of superb schooling within easy access. Kempsey Primary School and Hanley Castle High School are both nearby. In the independent sector, the renowned King's School and Royal Grammar School are both located in the city of Worcester.

Accommodation comprising of:

Entrance hallway, breakfast kitchen, laundry room, sitting room, snug, family room, cloakroom/WC. To the first floor are two separate staircases with two bedrooms to each side.

The first leading to the landing, master bedroom, bedroom two & bathroom, the second staircase leading to bedrooms three, four & the shower room.





Ground floor accommodation:

A solid oak style door leads into this delightful cottage and into the entrance hallway, with tiled flooring, stairs to the first floor and a door leading into the breakfast kitchen.

The delightful breakfast kitchen is the heart of this cottage. Featuring exposed ceiling beams, a breakfast island with storage units and beautifully crafted oak cabinets. Incorporating a Belfast sink and space for an Aga and space for an American style fridge freezer.

Continuing the wonderful original features is the dual aspect family room with ceiling beams and benefiting from French doors onto the garden so ideal for entertaining.

The laundry is fitted with a range of bespoke oak effect wall and base units with work surfaces over, incorporating a Belfast sink with mixer tap and space for a washing machine space and a tumble dryer.

Off the laundry is a W/C, fitted with a medieval throne style WC, contemporary style wash hand basin with bespoke oak style vanity and storage unit.

Located off the kitchen and continuing the attractive exposed beams is the study which then steps down into the snug which then in turn leads to a triple aspect sitting room that offers many attractive features including ceiling and wall beams, exposed brick wall and inglenook fireplace with log burner; ideal for those cosy wintry nights.

First floor accommodation

There are two staircases leading to the first floor, both with two bedrooms appointed to each side.

The master bedroom is a well-proportioned room, with dual aspect and featuring an exposed ceiling beam. Bedroom two is another double bedroom with further attractive beams.





The bathroom benefits from a free-standing bath and separate shower.

Bedroom three and four both feature vaulted ceilings and wall beams and have a shower room that serves both bedrooms.

Outside

This delightful cottage, circa 0.3 acres with stables and a tack room, is approached through farmhouse style gates and offers ample parking via a gravelled driveway. To the front of the property is an entrance from the side porch, the other main access is located to the side of the cottage. The gardens sweep from the side to the rear, where there is a raised decked area and electrics for a hot tub.

There is a further decked seating area with a brick-built barbecue to one side and offering superb panoramic views to open fields.

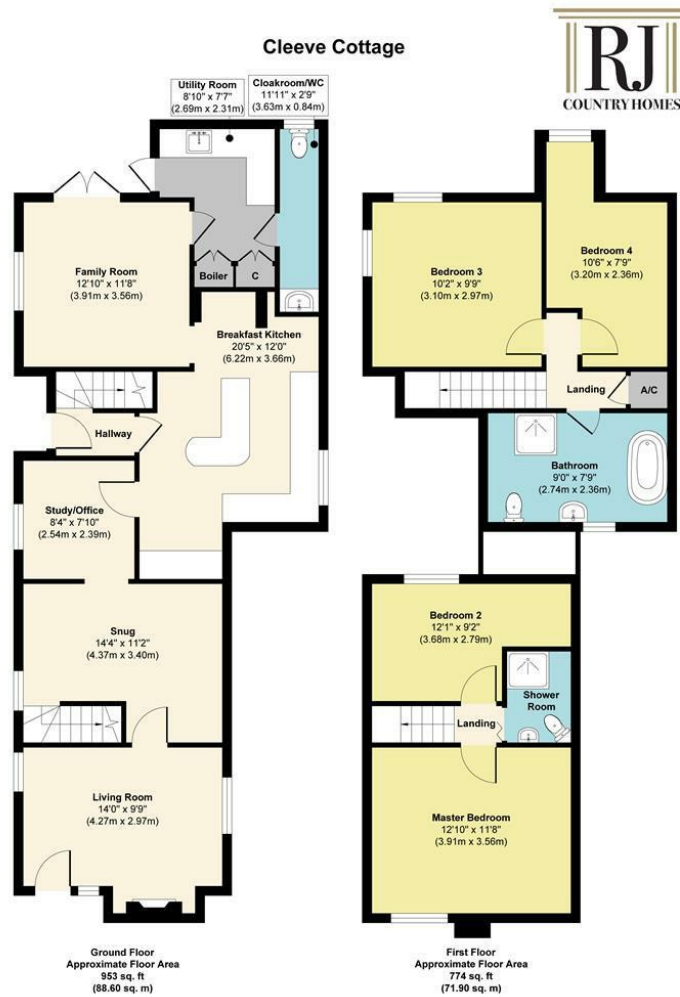
Services: Mains water, electricity, oil fired heating and septic tank.

Tenure: We understand the property to be Freehold.

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.







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		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.

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