



RJ
COUNTRY HOMES
FOR SALE

Bristol House

Ombersley | WR9 0DS



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An exquisite four-bedroom Grade II Listed cottage, renovated in 2022 to an exceptional level of quality and design, offering luxury versatile/multi-generational accommodation located in the heart of one of Worcestershire's most desirable villages.

Renovated by an exquisite developer that has been building some of the finest homes in Worcestershire for over forty years., A family run business with impeccably high standards, superb finishes and wonderful attention to detail throughout.

Location & Education:

Situated off a quiet country lane in a rural position yet conveniently located near to the thriving village of Ombersley, which was voted one of the 'best villages to live in the UK'. A "black and white" village, highly regarded for its eateries and public houses such as The Crown and Sandys which takes its name from the historic, aristocratic Sandys family and another village favourite; the Cross Keys, alongside the recently refurbished Kings Arms. The village also boasts two AA rosette dining at The Venture In, established in 1998 having gained annual entries into the Hardens kitchen and good food guide. Offering breakfast, lunch and al fresco dining is Checketts. Further amenities include a dental practice, doctor's surgery, primary school and parish church. The Cathedral City of Worcester offers a great range of shopping, leisure and recreational facilities.

Droitwich (4 miles), Worcester (6 miles), Birmingham (25 miles), Cheltenham (31 miles). All miles are approximate.

The local Sytchampton Endowed Primary School located less than two miles away. In secondary education, Droitwich Spa High School and Sixth Form Centre is less than three miles away. Top levels of independent schooling can be found locally with Kings Hawford and Kings School Worcester, alongside Royal Grammar School both providing independent education from nursery to sixth form.





Accommodation Comprising Of:

Entrance hallway, laundry room, cloakroom, breakfast kitchen, sitting room, dining room, study, cellar, four double bedrooms (including three en-suites and dressing room) and main bathroom. Detached double garage.

Bristol House is a beautiful, spacious home that has been thoughtfully designed and planned. Seamlessly blending the old with the new, retaining many original features with new materials, utilities and facilities for modern day living including wiring for CCTV and modern technology throughout.

The ground floor offers underfloor heating with the main entrance to this captivating cottage accessed privately from the rear of the property. The rear entrance hallway provides access to the laundry with steps down to the hallway and doors serving the cloakroom, cellar, dining room and breakfast kitchen. From the right of the entrance hallway is the laundry area with room for a washing machine and tumble dryer finished with granite work surfaces. The laundry gives access to the fourth bedroom, featuring double fitted wardrobes, access to the rear patio and an en-suite comprising of a shower, basin and toilet.

The fabulous breakfast kitchen is light and airy with dual aspect and offers plentiful storage with wall and base units finished with luxury granite worksurfaces. Integrated appliances include dishwasher, fridge, freezer as well as a Rangemaster cooker. The breakfast kitchen deliciously blends the modern contemporary and country style character with a traditional Belfast sink and a central island providing seating and storage. There is access to the rear patio, ideal to enjoy the garden on a lovely summers day.

The spacious yet cosy sitting room has access through a single door to the front entrance and offers characterful ceiling and wall beams and a delightful fireplace home to a log burner. The open wall beams lead through to the dining room, ideal for entertaining. There is a terrific sense of flow to the ground floor accommodation with open-plan access from the hallway to breakfast kitchen, sitting room to the dining room then wrapping around to the central hallway. Also accessed from the sitting room is the study with single aspect and understairs storage.

The first floor can be accessed by two separate staircases.





Accessed by the secondary staircase from the sitting room is the delightful master bedroom suite with fabulous vaulted ceiling and attractive beams. An exquisite and substantial space; comprising of dressing room fitted with extensive storage units, principal bedroom and impressive en-suite home to double shower, roll-top bath, toilet and basin.

The principal staircase serves the main landing with doors leading to bedrooms two and three, main bathroom and master suite en-suite.

Bedroom two is fantastic-sized double with fitted wardrobes and rear aspect overlooking the delightful rear garden. This room also boasts its own half-tiled en-suite consisting of bath/shower, toilet and basin. Bedroom three is another fantastic-sized double with single aspect and fitted wardrobes. Across the landing is the half-tiled main bathroom comprising of bath/shower, toilet and basin.

The outside has been beautifully landscaped to a superb standard. There is delightful mix of lawn and patio making the perfect suntrap to enjoy summer days and nights and also benefitting from being south facing. At the rear of Bristol House is a detached double garage fitted with electrics and two additional car parking spaces at the side.

Services: Mains electricity, water, drainage, LPG heating.

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.

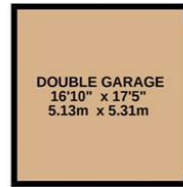




BASEMENT
336 sq.ft. (31.1 sq.m.) approx.

GROUND FLOOR
3398 sq.ft. (313.9 sq.m.) approx.

1ST FLOOR
3398 sq.ft. (313.9 sq.m.) approx.



TOTAL FLOOR AREA: 2667 sq.ft. (247.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and 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 their operability or efficiency can be given.
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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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