



# The Cottage

Ombersley | WR9 0JD





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A wonderful contemporary 3-bedroom detached barn conversion located in the highly sought-after village of Ombersley. Beautifully combining the old with the new with original features whilst offering all the modern day utilities and facilities.

## 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.

The M5 motorway is just 4 miles away and the city of Worcester only 7.5 miles.

There are train services at Droitwich or Kidderminster with routes direct into London.







S M E G





#### Accommodation:

There are two entrances at the front of the property that lead to the Sitting room, kitchen, large utility and cloakroom.. On the first floor there are three bedrooms, master bathroom and en-suite.

You enter this contemporary barn conversion via a private road, with two driveways with parking for multiple vehicles.

The main entrance opens into a large living space that leads into a generous sized kitchen and dining area with doors leading to the garden with a newly laid patio area.

This wonderful light and open space has beautiful travertine flooring throughout with a large utility and cloakroom.

The Main living room has a light and airy feel, beautifully combining the old with the new with exposed brick walls. A delightful living space with an attractive wood burning stove that is perfect to enjoy on a cold wintry night. It is equally a fantastic room to relax or entertain the family.

At the heart of this beautiful home is the breakfast dining kitchen, generous in size, fitted with base units, featuring a Rangemaster, plenty of cupboard space and ideal for entertaining as it leads directly to the patio perfect for those summer evenings relaxing and dining.

The first floor is accessed via two separate staircases, one off the sitting room with the other off the kitchen giving an ideal separate access to all of the bedrooms.

There are three double bedrooms that are all bright and airy, fitted with multiple skylights in each room. All bedrooms have laminate floors giving a natural feel, along with handmade bespoke barn doors leading to each bedroom.

The master bedroom is spacious and bright and provides lots of space for either fitted or free-standing wardrobes and dressing area.

Bedroom 2 is light and airy with exposed beams and has an en-suite fitted with a walk in shower, bowl sink with a solid oak base and heated towel radiator

The third bedroom has a built in wardrobe, space for a freestanding wardrobes and drawers.









The main bathroom is modern, fitted with a white suite, freestanding bath, walk in shower area, vanity unit with washbasin and heated towel radiators.

#### Outside

The gardens have been landscaped with well-established shrubs, hedges and trees, with plenty of scope to add further garden space or potential extension opportunities.

There is a lawn area along with a patio area for dining that is ideal for entertaining, for storage a large shed is positioned at the rear of the garden.

Parking for multiple vehicles.

Services: LPG fired central heating, mains electricity, water and drainage

#### Important Note to Purchasers:

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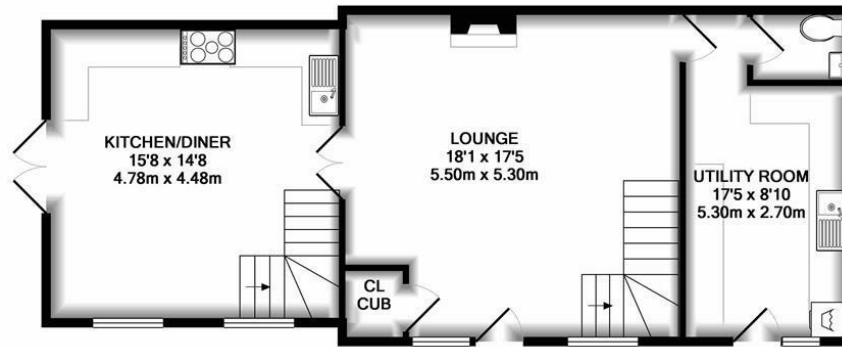
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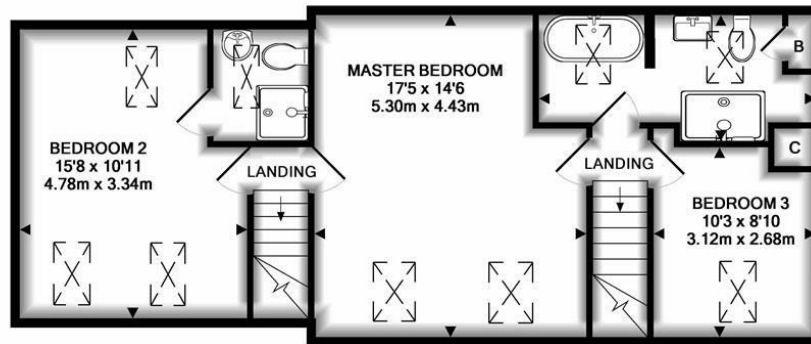








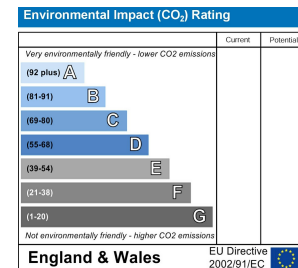
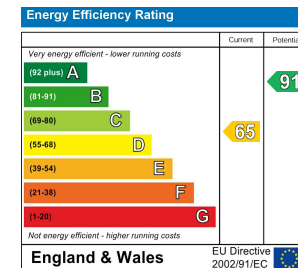
GROUND FLOOR  
APPROX. FLOOR  
AREA 709 SQ.FT.  
(65.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 709 SQ.FT.  
(65.9 SQ.M.)  
TOTAL APPROX. FLOOR AREA 1419 SQ.FT. (131.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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