



# The Elms

Stockton | WR6 6UT



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A deceptively spacious period hop kiln conversion, offering an impressive 2200 sqft of versatile accommodation, arranged over four floors with double garage. Benefitting from delightful views over the Teme Valley. Located in the village of Stockton where you can enjoy country living but with good access for commuting.

## Location & Education:

Located in the wonderful semi-rural village of Stockton, showcasing fabulous countryside views with an array of public footpaths and bridlepaths to enjoy. Surrounding villages such as Stanford Bridge, Abberley, Great Witley and Pensax provide local amenities such as Post Offices, farm shops, doctor's surgery and public houses. The historic Cathedral City of Worcester is accessible within approximately 30 minutes driving with extensive amenities including hospitals, cultural and sporting venues, bars, restaurants and cafés.

There is a fantastic variety of schooling in the local area, with Abberley Parochial Primary School.. The property is also within catchment for the renowned Chantry School.

In the independent sector, The King's School and Royal Grammar School both have schools located in Worcester offering exceptional private education for girls and boys from Kindergarten to Sixth Form.

Dating back to 1832 and converted in 1994, this wonderful Grade II listed property offers an abundance of charm and character throughout whilst also benefitting from breathtaking views from the front.





#### Ground floor accommodation:

The entrance offers a wonderful entertaining space with dining and living area, showcasing attractive ceiling beams. There is a laundry with direct access to outside, W/C and kitchen with ample wall and base units, alongside appliances to include space for a rangemaster.

#### Basement:

The basement offers two versatile rooms; currently utilised as an office and a games room. These spaces would be ideal for a teenager.

#### First floor accommodation:

The landing has doors leading to a large double bedroom with exposed floorboards and delightful light and bright living room with fabulous views.

#### Second floor accommodation:

The landing leads to another double bedroom, a stylish shower room and master bedroom suite. The master bedroom has delightful beams, a dressing room area and a good sized ensuite.

#### Outside:

The rear garden is in two parts and has been hard landscaped. There is grey composite decking to provide a perfect space for dining with raised beds, stepping stones and gravel leading to the end of the garden, through an attractive arch pergola. The terrace is an ideal to watch the sun set and take in the wonderful views.

To the front of the property is a double garage plus parking.

#### Tenure:

We are advised the property is Freehold.





**Services:**

Mains water and electricity. Shared private drainage. LPG central heating.

**Agents note:**

Additionally, there are communal grounds, and each property contributes £500 annually for their maintenance.

**Local Authority:**

Malvern Hills District Council.

**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.

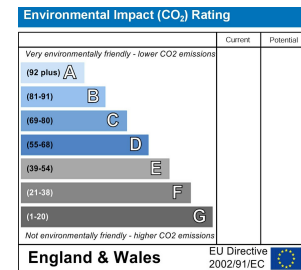
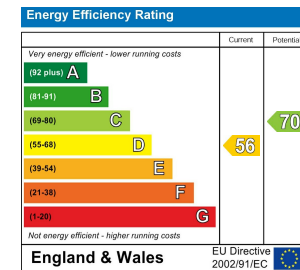
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### The Elms, Stockton



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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