



The Coach House

Hadley | WR9 0AT



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****NEW PRICE**** A quintessentially English residence situated in the highly sought after location of Hadley by Ombersley, offering an abundance of charm and character throughout.

Location:

The hamlet of Hadley is well-known for the Hadley Bowling Green country pub which offers dining and accommodation in a delightful country setting. There are beautiful walks and public footpaths and a good stroll across the fields takes you into the desirable village of Ombersley (1 mile) which was voted one of the 'poshest villages to live in the UK'. Ombersley is 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. The village also boasts two AA rosette dining at The Venture In, established in 1998 having gained annual entries into the kitchen hardens and good food guides. Offering breakfast, lunch and al fresco dining is Checketts, also with a butchers and delicatessen. Further amenities include a dental practice, doctor's surgery, primary school and parish church. Further amenities can be found just a stone's throw away 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.

Droitwich (3 miles), Worcester (7 miles), Birmingham (24 miles), Cheltenham (30 miles). All miles are approximate.

Education:

Less than a mile away is the village primary school Ombersley which holds a "Good" Ofsted rating. In terms of secondary education, The Coach House is in catchment for Droitwich Spa High School which also holds a "Good" Ofsted rating.

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 8 miles of the property.





Accommodation Comprising Of:

Kitchen/breakfast room, dining room, laundry room, three bedrooms, sitting room and integral garage.

Ground Floor Accommodation:

A well-proportioned hallway welcomes you into this delightful period residence, with flag stone flooring and ceiling beams, and doors leading to the dining room, kitchen/breakfast room, laundry room, shower room and bedroom three.

To the left of the entrance hall is the exquisite dining room with oak flooring, ceiling beams, single aspect and fitted storage cupboards. Flagstone flooring from the entrance hall continues into the kitchen/breakfast room with characterful features such as ceiling and wall beams, and a log burner. There is plentiful storage with wall and base units with space for a Rangemaster cooker and featuring a Belfast sink, finished with granite worksurfaces. Integrated appliances include a dishwasher, microwave, fridge and freezer. There are French doors to outside. The laundry room offers wall and base units with room for a free-standing washing machine and tumble dryer. The ground floor shower room comprises of a corner shower, toilet and basin.

Completing the ground floor is bedroom three, which could also be utilised as an office, is a terrific sized double with single aspect and fitted wardrobes.

First Floor Accommodation:

Stairs lead up to the spacious sitting room with exquisite oak flooring, ceiling and wall beams and a delightful log burner, with doors serving the master bedroom and bedroom two. The wonderful master bedroom features ceiling and wall beams with fitted storage, and an en-suite comprising of a bath with shower over, toilet and basin. Bedroom two is a superb sized double with ceiling beams and single aspect, with an en-suite comprising of a shower, toilet and basin.

Outside:

To the front of this lovely residence is a delightful lawned garden with established shrubs and trees, with a wonderful patio area to enjoy the outdoors all year round. The property is approached by a gravelled driveway with parking for three vehicles. To the right hand side of the driveway is an additional lawned area, which offers superb country views and could be used for additional parking.

There is also a further small lawned area with wood store and an





enclosed south facing courtyard, perfect for summer evenings.

Services:

Mains water and electricity. LPG heating. Private drainage.

Tenure:

We are advised the property is Freehold.

Local Authority:

Wychavon

Council Tax Band:

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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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Approx. Gross Internal Floor Area 1760 sq. ft / 164.00 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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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