



7 Conygree Villa

Ombersley | WR9 0DR



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A bespoke detached property, built in 2019 to a high specification throughout. Situated on a fantastic elevated plot, in the highly sought-after village of Ombersley. with fantastic Motorway and rail links.

This unique modern home with its stunning elevations and bespoke finishes, enjoys all of the latest high-tech features with energy saving, high insulation, a beautiful kitchen and bathrooms.

Located just off the much sought after Ombersley Road, this delightful modern property enjoys an enviable position within walking distance of the 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.

There is great access to the nearby motorway networks on the M5. There are also local rail links to Birmingham, Worcester and a direct train service into London Marylebone from Worcestershire Parkway.





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 porchway, entrance hallway, cloakroom, breakfast kitchen into sitting room and dining area, four bedrooms with en-suite to the principle bedroom and a bathroom.

This wonderfully spacious modern property has been beautifully designed, with four bedrooms and one en-suite; set on an elevated, enviable plot with view to the rear. The layout offers fabulous open plan living, and, therefore provides a lovely sense of flow allowing plenty of natural light into the property. On entering the property there is a separate porch area with beautiful oak flooring that flows throughout the ground floor. The entrance hallway has a door to the cloakroom and leads into the kitchen/dining/family room which has been fitted to a great specification with gloss units, granite worktop, modern spotlights and a fabulous island with oak top and wine cooler.

The open plan kitchen/dining/family room leads into the sitting room which is a fabulous spacious room with 6 pane bi-fold doors leading directly onto the large patio and newly landscaped garden.

To the first floor you will find four bedrooms, one with en-suite and delightful modern family bathroom.

Outside:

The garden has been fully landscaped to offer a superb terraced area, accessed from bi-folding doors. Sleepers lead you up to the top of the garden where there is a lawned area and shed.





Tenure: We understand this property to be freehold.

Services: Mains electricity and water, Air Source Heat pump
Central heating, (Underfloor to ground floor and radiator to first floor) and mains sewerage

Council: Wychavon District Council

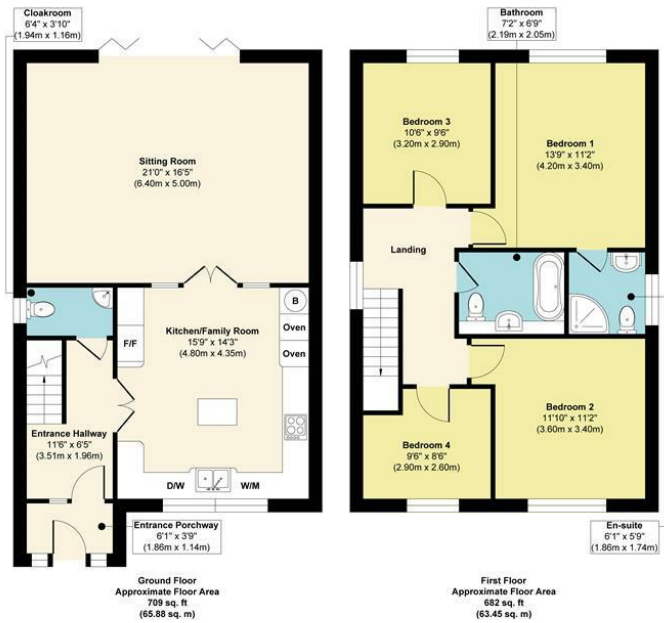
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Administration Deposit:

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. 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.







Approx. Gross Internal Floor Area 1391 sq. ft / 129.33 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.

