



Church Road

Worcester | WR6 6DJ

RJ
COUNTRY HOMES

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An impressive and extensive family home, Grade II listed, dating back to 1874, offering over 4000 sqft of versatile accommodation, requiring some modernisation. Set on a superb, central plot in the pretty village of Clifton.

Location:

Providing extensive local amenities such as a post office and store, two public houses, village hall, church, primary school and nursey, Clifton-upon-Teme village centre is on the doorstep of The Old Forge. Worcester is approximately 12 miles away sitting majestically on the River Severn, enjoying the Worcester Cathedral as its backdrop. A vibrant city with a great selection of high street shops and brands. With trains from Worcester have direct lines to Cheltenham, London, Birmingham and Oxford.

Bromyard (9 miles) Worcester (12 miles) Birmingham (40 miles) Cheltenham (40 miles). All miles are approximate.

Education:

High levels of schooling are a stone's throw from this delightful village residence, including the local Clifton-upon-Teme Primary School which is Ofsted rated Good. The highly regarded The Chantry School is within catchment. Renowned independent secondary schools such as RGS and King's School Worcester can be easily accessed.

Accommodation Comprising Of:

Main entrance hall, lobby, second hall, pantry, kitchen/diner, WC, laundry, conservatory, dining room, sitting room, reception two, sunroom, laundry room, three double bedrooms including one en-suite, shower room loft room and main bathroom. Double garage with boarded store room above. Separate single garage.





Ground Floor Accommodation:

The magnificent oak stable door with original ironmongery invites you into the spacious main hallway, with solid oak flooring, charming beams and a single aspect window. Featured throughout are the iron adornments at the windows, which provide a historical reference to the property as a working forge. Doors lead into the dining room, lobby and WC. To the right of the hallway is the first of two staircases leading to the first floor landing. The large separate dining room benefits from the dual aspect windows to the front and rear, ceiling beams and doors to the central hallway and rear patio and garden. The dining room leads into the very spacious and bright sitting room with an oak feature fireplace with inset log burner and dual aspect windows. The central hallway is home to the second staircase to the first floor, there is also a most useful pantry and laundry. The heart of the home is most definitely the kitchen and this provides ample storage solutions with wall and base units, space for a dishwasher, double and combi ovens, AGA with canopy over. Tiled flooring with large feature windows provide light and a view to what could be the most wonderful al fresco dining area. The conservatory is attached to the back of the kitchen and offers further access to the driveway, patio, double garage and private garden beyond.



First Floor Accommodation:

The spacious landing has dormer windows with views to the front and Clifton Church, there are doors which serve the three double bedrooms and shower room. An additional staircase leads to the attic room. The large master bedroom has two windows which overlook the rear of the property and the lovely garden beyond. The generous ensuite comprises a bath, toilet and pedestal wash basin. In addition to this bedroom is also a walk in wardrobe. Bedroom two and three are both generous doubles and benefit from fitted wardrobes. Situated opposite the shower room on the landing is a spacious and most useful wardrobe. The shower room has a large shower cubicle, toilet and hand wash basin with vanity unit.



Second Floor Accommodation:

With dual aspect velux windows and terrific eaves storage, the spacious loft room allows scope for multi-purpose usage.



Outside:

Double wooden gates enclose the rear of the property, leading onto the drive with capacity for multiple vehicles. There is a double garage with room above which offers great storage or could have additional uses subject to planning. The private rear garden is accessed under a charming arbour and is surrounded by mature trees and hedges. To the bottom of the garden is a single garage.

Tenure:

Freehold

Local Authority:

Malvern Hills District Council

Services:

Mains water, electric and drainage, oil fired heating.

Important Note to Purchasers: Please refer to our Terms & Conditions of Business: <https://rjcountryhomes.co.uk/terms-and-conditions/>

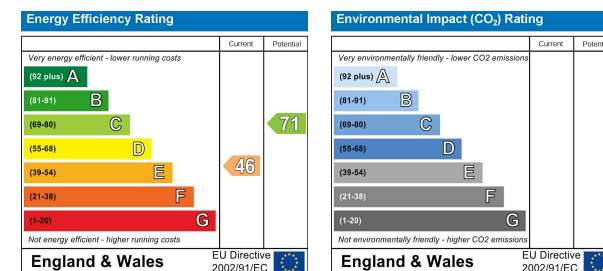
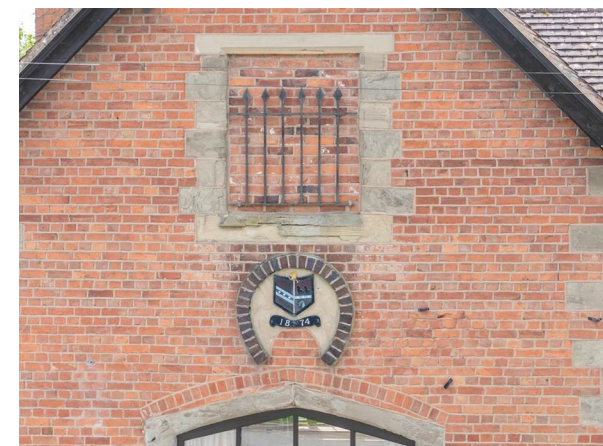
Administration Deposit:

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.







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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