



Sunset House , Worcester, WR8 9DQ

£475,000

A detached four bedroom village home, with private garden and two garages for sale with no onward chain. The property which sits in the heart of the village and within walking distance of the Jockey Inn offers accommodation comprises of; entrance hall, sitting room with doors leading out to the garden, open plan kitchen diner, utility, ground floor refitted shower room, four bedrooms, main bathroom. Further benefits include; central heating, double glazing, attached single garage and driveway, second single garage en-bloc. The property sits in a mature plot with private west facing gardens to the rear. Viewing a must to appreciate the tucked away location and potential of this lovely village home. No onward chain.



Sunset House, Baughton, Worcester, WR8 9DQ

CANOPY PORCH

Light point, obscure glass double glazed door to:

ENTRANCE HALL

Front aspect full height obscure glass double glazed window and matching double glazed door, ceiling light point, coving, smoke alarm, radiator, stairs to first floor with large walk in under stairs storage cupboard with space and power for tall appliance, glazed doors to:

SITTING ROOM 17'0" x 12'10" (5.20m x 3.92m)

Rear aspect double glazed window and rear aspect double glazed doors leading to rear garden patio, ceiling light point, coving, opened chimney with floor mounted wood burner and tiled hearth, radiator, glazed double doors to:

DINING KITCHEN 19'3" x 10'11" (5.88m x 3.34m)

Light and airy open plan dining kitchen comprising of:

DINING AREA

Rear aspect double glazed window, ceiling light point, coving, space for dining table and chairs, radiator, open plan to:

KITCHEN AREA

Side aspect double glazed window, ceiling light point, coving, wide range of floor and wall mounted kitchen units under a dark granite work surface with tiled surround, inset one and a half bowl sink unit with mixer tap over, integral electric hob with oven below and extractor over, space for tall fridge freezer, floor mounted oil fired boiler, tile effect floor, glazed door to:

UTILITY 6'10" x 5'1" (2.10m x 1.56m)

Front aspect double glazed window, ceiling light point, space and plumbing for washing machine, space for further appliances, wall mounted storage cupboard, radiator, continued tiled flooring, obscure glass double glazed door to garden, obscure glass door to:

SHOWER ROOM 6'9" x 5'3" (2.08m x 1.61m)

Front aspect, obscure glass, double glazed window, recessed ceiling down lighters, extractor, re-fitted white suite comprising: walk in shower cubicle with rainfall and body showers, wash hand basin with double storage cupboard below and mirror over, push flush WC, radiator, fully tiled walls and floor.

LANDING

Two front aspect double glazed windows, ceiling light point, coving, doors to:

BEDROOM ONE 11'11" x 10'11" (3.64m x 3.35m)

Dual aspect with rear facing double glazed window with far reaching views over the rear gardens to the Malvern Hills in the distance, and additional side aspect double glazed window, ceiling light point, coving, access to roof space, radiator.

BEDROOM TWO 12'10" x 9'0" (3.93m x 2.75m)

Rear aspect double glazed window with far reaching views to the rear to the Malvern Hills in the distance, ceiling light point, coving, radiator.

BEDROOM THREE 12'10" x 7'8" (3.92m x 2.34m)

Rear aspect double glazed window with far reaching views to the the rear to the Malvern Hills, ceiling light point, coving, radiator.

BEDROOM FOUR 10'11" x 6'11" (3.35m x 2.12m)

Front aspect double glazed window, ceiling light point, radiator, range of fitted study furniture and storage (can be removed if required).

BATHROOM 7'10" x 6'10" (2.41m x 2.10m)

Side aspect obscure glass double glazed window, ceiling light point, coving, coloured suite comprising: panel bath with mixer shower over, pedestal wash hand basin, WC, fully tiled walls, radiator, built-in landing cupboard with shelving and radiator.



FRONT GARDEN

Mature front garden mostly laid to lawn with a range of mature flower and shrub beds to the borders, and an apple and a pear tree. The property is accessed via a block paved drive from the lane providing parking for one vehicle with potential for more. Garage to side and front door access form the drive.

REAR GARDEN

A block paved path continues from the drive to the front garden, continuing around the side of the property with a lawn and flower bed running alongside, to the rear garden. The private west facing rear garden is mainly laid to lawn with mature flower and shrub beds to the borders with a large semi circular patio accessed from the sitting room providing plenty of space for outside dining and entertaining. A gate leads from the rear garden to the lane. On the opposite side of the lane to the rear garden is a second garage (en-bloc) with a parking space in front of it.

GARAGE (ATTACHED) 18'11" x 10'0" (5.78m x 3.07m)

Front aspect up and over style door, rear aspect double glazed window and door to rear garden, power and light.

GARAGE (EN-BLOCK) 16'0" x 9'0" (4.89m x 2.76m)

Front aspect up and over door. Parking space in front of for one car.

DIRECTIONS

From the Upton office of Allan Morris, turn left and proceed to the roundabout taking the second exit over the bridge onto the A4104. Proceed to the A38 (approximately 2 miles) and proceed straight on at the roundabout on to the A4101. Continue into the village of Baughton, past 'The Jockey' public house and take the next left hand turn, and then left again after a short distance into a private driveway where Sunset House can be found on the left hand side as indicated by the Allan Morris 'For Sale' board.

ADDITIONAL INFORMATION

TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price.

SERVICES: Mains electricity, water and drainage are connected. RICH - CHECK THIS Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: E

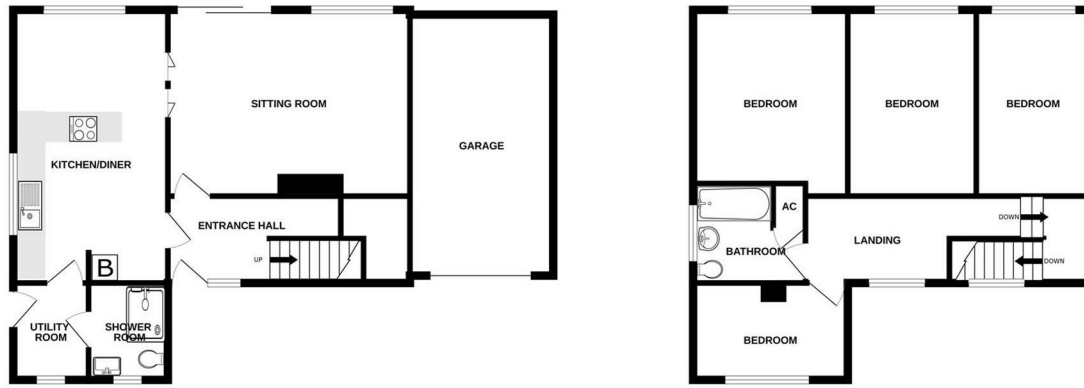
ENERGY PERFORMANCE RATINGS: Current: D60 Potential: C72

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700



GROUND FLOOR
791 sq.ft. (73.5 sq.m.) approx.

1ST FLOOR
609 sq.ft. (56.6 sq.m.) approx.



SUNSET HOUSE

TOTAL FLOOR AREA: 1400 sq.ft. (130.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

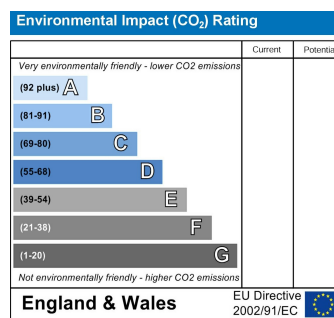
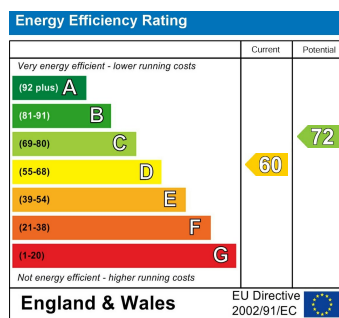
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price.

SERVICES: Mains electricity, water and drainage are connected. Central heating is oil fired. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: E

ENERGY PERFORMANCE RATINGS: Current: D60 Potential: C72

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