



Allan Morris
estate agents

**Knights Oak, Severn Stoke,
Worcester, WR8 9JA**

 **MAYFAIR**
OFFICE GROUP

Severn Stoke, Worcester, WR8 9JA

Knights Oak is a delightful and characterful property formed from the oldest section of the former Boar's Head Inn that was split and converted in 1999. The Inn dates back to 1725. The property has undergone a sympathetic and extensive renovation and upgrading process by the current owners to the charming property it is today. The accommodation comprises; sitting room, dining room, study, kitchen, utility/WC, Mitre Oak framed garden room opens to the rear, first floor landing, four bedrooms, two with en-suite shower rooms and a family bathroom, The property has a delightful landscaped rear garden that backs onto fields and a driveway at the rear for two cars. Situated in the popular village of Severn Stoke that is ideally positioned for access to the Worcestershire Way and NT Croome Court Severn Stoke also has excellent access to Worcester, Malvern, Tewksbury, Worcester Parkway station and the M5. We highly recommend a viewing to appreciate the history, character and immaculate accommodation on offer.



ENTRANCE

Front door opens to:

DINING ROOM 14'3" x 15'4" (4.35m x 4.68m)

Front facing double glazed bay window, exposed ceiling beams, wood burner, radiator, door to cellar. Doorway to:

SITTING ROOM 23'1" x 14'3" (7.06m x 4.35m)

Large front facing reception room, dual aspect with front facing bay window and additional front and side facing windows, central pillar, large inglenook fireplace with wood burner and brick built surround, exposed ceiling beams and timbers, two radiators, telephone and television point, door to:

STUDY 8'11" x 10'5" (2.72m x 3.20m)

Side facing sash window, radiator, exposed ceiling beams.

KITCHEN 12'3" x 13'8" (3.74m x 4.19m)

Rear facing double glazed French patio doors open to the garden. Range of contemporary eye and base level units, granite worktops, inset

sink and drainer unit, integral dishwasher and microwave, under unit lighting, Stoves range cooker set in the old fireplace, double oven and induction hob with extractor hood over, space for fridge freezer with water supply, tiled floor, exposed ceiling beams and timbers, corner larder style shelving/pull out draws, breakfast bar, underfloor heating, open plan to:

GARDEN ROOM 10'10" x 6'11" (3.32m x 2.12m)

Vaulted Mitre Oak garden room overlooking the garden, door opens to the garden, tiled floor with underfloor heating, tall radiator, Velux roof window, sliding door to:

UTILITY / WC

Low level WC, fitted storage unit, ceramic Belfast sink, wooden worktop, heated towel rail, plumbing for washing machine and tumble dryer, spot lighting.

REAR LOBBY

Rear facing double glazed window, floor mounted oil fired central heating boiler, radiator, exposed beams, storage cupboard with utility meters and consumer unit, stairs to the first floor.

CELLARAGE

Vaulted ceiling, power and light, arranged in two rooms of approximately 498 Sq Ft, water meter.

FIRST FLOOR LANDING

Vaulted ceiling with Velux style roof window, exposed beams and timbers, radiator, cast iron balustrade, door to roof void space around chimney stack, doors to:

BEDROOM ONE 14'8" x 11'11" (4.48m x 3.65m)

Dual aspect double glazed windows, view of the Malvern Hills, radiator, exposed timber, access to roof space, door to:

EN-SUITE

Corner shower and mixer attachments, low level WC, vanity unit with wash basin, heated towel rail, extractor fan, spot lighting.

BEDROOM TWO 12'11" x 11'9" (3.96m x 3.60m)

Rear facing double glazed window overlooking the garden, ceiling roof window, radiator, vaulted ceiling, exposed roof beam, fitted wardrobes, access to roof space.

EN SUITE

Enclosed by frosted glass, rear facing obscure double glazed window, shower cubicle, low level WC, wall hung wash basin, heated towel rail, extractor, spot lighting.

BEDROOM THREE 14'4" x 11'2" (4.39m x 3.41m)

Front facing double glazed window, exposed beams and timbers, radiator.

BEDROOM FOUR 11'9" x 7'11" (3.60m x 2.42m)

Front facing double glazed window, feature high ceiling, period bedroom fireplace, radiator, exposed wall timber, old safe.

BATHROOM 8'8" x 5'0" (2.66m x 1.54m)

Rear facing obscure double glazed window, bath with granite surrounds and mixer tap, heated towel rail, corner shower cubicle with mixer shower, extractor fan, low level WC, vanity unit with glass bowl style basin and mixer tap, natural stone tiling, spot lighting.

REAR GARDEN

Landscaped and private rear garden sat on two levels, initially laid to a composite decked seating/dining area, water well feature with water

used to pump to an outside tap for garden use, boundary of the garden is enclosed by brick walls and timber fencing, additional patio seating area, outside fireplace, oil tank, timber summerhouse/greenhouse, large timber garden storage shed, double size wood store, upper garden level is laid to lawn, with an additional garden storage shed and gated access to the field behind, gate also to the parking/driveway for two cars and EV charge point.

DIRECTIONS

From our Upton office, proceed over the bridge on the A4104 heading in the direction of Worcester. Turn left at the T-junction onto the A38 and continue to Severn Stoke. Pass the entrance to the Rose and Crown on your left, and follow for another 100 yards, there is a row of properties on the right and the property can be found by the For Sale board. To arrange a viewing or with any queries please contact us on 01684 891348 or email malvern@allan-morris.co.uk

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. Other items, such as carpets and curtains, may be available by separate arrangement

SERVICES: Oil, mains electricity, water and drainage are connected. 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: D58 Potential: C71

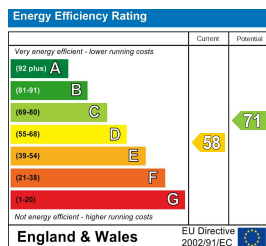
SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700

ASKING PRICE - £575,000



DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

EPC



Material Information Report



Allan Morris (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- Allan Morris cannot guarantee the accuracy of any description, dimensions, reference to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as a statement of fact or representation and , must satisfy themselves as to their accuracy;
- No employee of Allan Morris (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into contract whatever in relation to the property;





