



**Allan Morris**  
estate agents

**Laburnum Cottage, Stocks Road, Alfrick,  
Worcester, WR6 5HD**

 **MAYFAIR**  
OFFICE GROUP



# Stocks Road, Worcester, WR6 5HD

A BEAUTIFULLY PRESENTED COTTAGE OVERLOOKING FIELDS, A NATURE RESERVE & WITH VIEWS ACROSS SURROUNDING COUNTRYSIDE.

The character property which has been well maintained, offers accommodation comprising:-porch and reception hall, sitting room, fitted kitchen with built in appliances open to dining room, open to orangery, utility, office area, ground floor bathroom, three bedrooms and wc. Outside the immaculate gardens lie at the front of the cottage and overlook adjoining fields, gated, gravelled drive with ample parking, separate outbuilding (potential home office).

The property benefits from solar pv system, double glazing and oil fired central heating.

The Knapp Paper Mill Nature Reserve is within a short walk plus footpaths across the surrounding countryside. The village of Alfrick is also close by, offering a community run village shop, post office and cafe. A full range of facilities are available within a few miles in Malvern and Worcester.

Viewing recommended to appreciate the lovely outlook this immaculate home and garden benefits from.



## PORCH

With double glazed hardwood windows, half glazed door to:

## RECEPTION HALL

Rear aspect double glazed window, double radiator, stairs to first floor, panelled with ships timbers, understairs cupboard. Latched doors to:

## SITTING ROOM

Two front and one side aspect, double glazed windows, double radiator, beamed ceiling from ships timbers, brick recessed fireplace with log burner.

## KITCHEN

Rear aspect double glazed window, tiled floor with underfloor heating. Fitted units to eye and base level with wood work surface, Belfast sink with mixer tap, cooker with five ring Calor gas hob,

double electric oven, extractor hood over, built-in fridge and freezer and slimline dishwasher. Dining area with front and side aspect double glazed windows, double radiator, beamed ceiling.

Open to:

## ORANGERY

Double glazed floor to ceiling windows overlooking the fields and towards the nature reserve, front aspect double glazed windows, French doors to garden, lantern roof light with reflective glass, continuing tiled floor and underfloor heating, space saving radiator. Door to utility. Open to:-

## INNER HALL

With radiator, desk/storage area. Door to:

## BATHROOM

Rear aspect opaque double glazed window, fitted spa bath, wash

basin and WC with tiled surround, large walk in shower with rainfall and adjustable showers, fully tiled floor with underfloor heating, heated towel rail.

### **UTILITY**

Side aspect double glazed window, fitted units to one wall with single drainer sink unit, spaces for additional fridge or freezer and washing machine, floor mounted oil fired central heating boiler, meter cupboard with solar panel control system, access to loft.

### **FIRST FLOOR LANDING**

Front aspect double glazed window, latched doors to:

### **BEDROOM ONE**

Front aspect double glazed window, double radiator, exposed beams.

### **BEDROOM THREE**

Rear aspect double glazed window, radiator, built-in cupboard with hanging rail, loft access.

### **WC**

Rear aspect velux window, WC and wash basin, heated towel rail, wood effect floor.

### **BEDROOM TWO**

Side aspect and front aspect double glazed windows, radiator, loft access.

### **OUTSIDE**

As you enter the property the gravelled drive gives parking for several vehicles. There is also a detached outbuilding (3.84m x 2.78m) with light and power and potential for conversion into a home office with side aspect windows, log store adjoining. An archway leads into the immaculate, well stocked garden which lies to the front of the property, with lawns and mature planted flower beds. A path leads to the front door, where a mature grapevine grows at the front of the house. Two areas suitable for sitting out to enjoy the rural views surrounding. To the left of the property is situated the oil tank, a small tool shed and a log store. A path leads along the rear with a hedged boundary. At the right of the property

the patio overlooks a pony paddock and towards the Knapp Paper Mill Nature Reserve.

### **ASKING PRICE £625,000**

### **DIRECTIONS**

From the Malvern office of Allan Morris, head north on the Worcester Road (A449) to the traffic lights at Link Top. Bear left onto Newtown Road which becomes Leigh Sinton Road. Proceed to the T Junction in Leigh Sinton and turn left onto A4103. Take the 1st right hand turn into Sherridge Road signed Alfrick. At the T junction turn left. Follow this for just over 1.5 miles and you will see the Knapp Paper Mill on your left. Continue along the road, bear left at the small triangle and after a short distance you will find Laburnum Cottage on your left with white stones along the verge and double gates onto the drive.

### **ADDITIONAL INFORMATION**

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

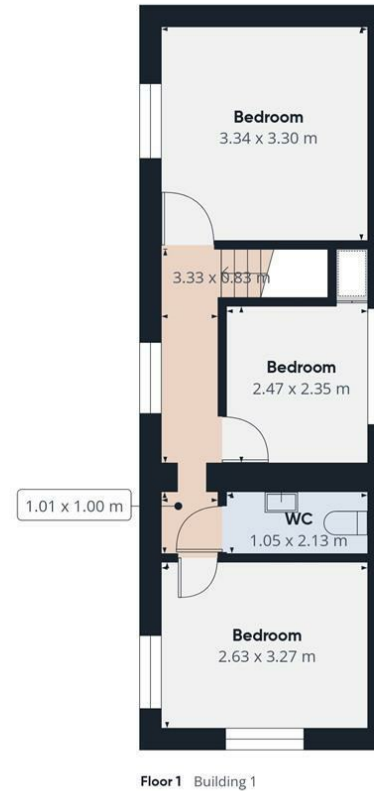
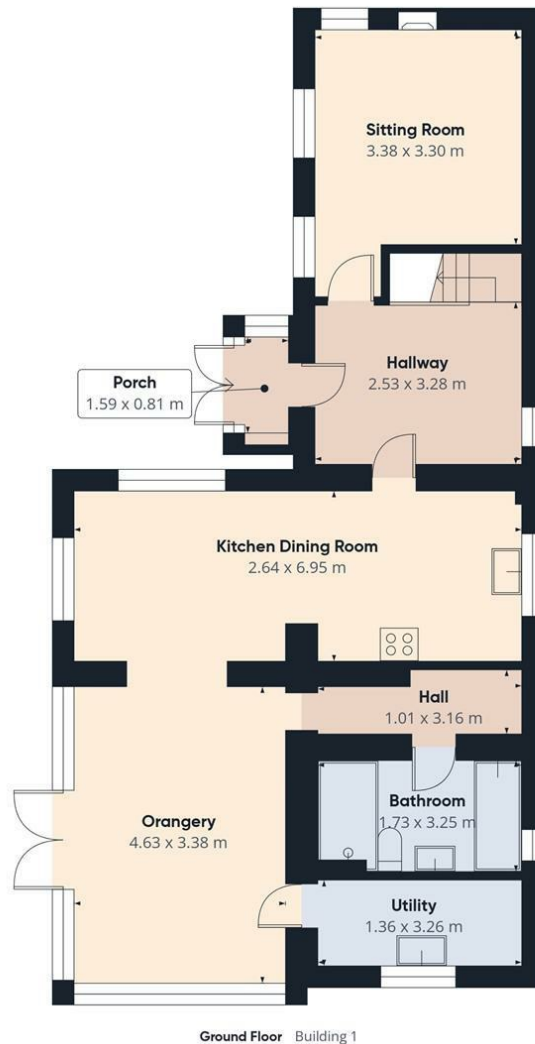
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

SERVICES: Mains electricity and water are connected. Private drainage via a Biodigester. Oil fired central heating. Solar PV system. 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: D62 Potential: C79

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



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Approximate total area<sup>m</sup>  
104 m<sup>2</sup>

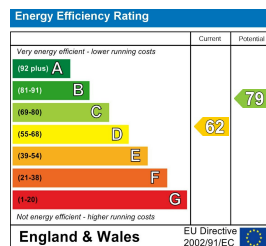
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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## EPC



## Material Information Report



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