

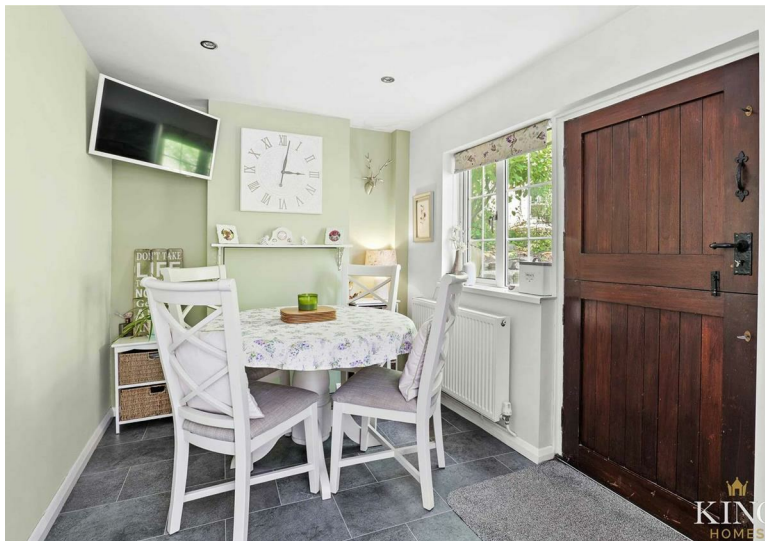


Alcester Road, Abbots Morton, WR7 4LY

Offers over £750,000



**** SEE VIDEO TOUR **** Set within 1/2 an Acre in Total Including Gardens and Woodland **** Three Bedroom Detached **** Large Detached Double Garage including upper floor ****** This elegant and substantial residence enjoys a private setting with beautifully maintained gardens, including lawns and multiple seating areas and enjoys the rare benefit of its own woodland. Inside, the home offers spacious and thoughtfully arranged accommodation, featuring a bright dual-aspect kitchen/dining room with ample storage and workspace, a welcoming living room centred around a feature fireplace, and a tranquil conservatory. Upstairs, there are three well-proportioned bedrooms, including a principal bedroom with fitted wardrobes and the added benefit of a separate dressing room, complemented by a stylish family bathroom. Externally, the property benefits from a detached double garage and a large forecourt providing ample parking. Combining classic design with modern comfort, this property is perfectly suited for those seeking a refined and move-in-ready home in a desirable location. ***** The property benefits from full mains services, including water, drainage, and electricity.



Set in an enviable position, this beautifully appointed residence offers a refined blend of space, elegance, and practicality — presenting a rare opportunity to acquire a substantial home of quality and distinction.

Tucked away behind mature hedging that ensures a high degree of privacy, the property is approached via a private driveway leading to a spacious forecourt with ample parking for multiple vehicles. This sense of seclusion continues inside, where a welcoming hallway introduces the thoughtfully arranged interior.

At the front of the house, a generously proportioned living room provides a warm and elegant setting for relaxing and entertaining, centred around a feature fireplace that adds character and charm.

The kitchen/dining room is a bright, versatile dual-aspect space, designed as the sociable heart of the home. Fitted with a wide array of cabinetry and generous worktop space, it offers excellent storage and preparation areas, with plenty of room to accommodate a dining table — making it both practical and inviting for everyday living and informal entertaining.

Accessed independently from the hallway, the conservatory offers a tranquil additional living space — perfect as a reading room, morning coffee spot, or peaceful retreat.

Upstairs, the first floor features three well-proportioned bedrooms, each immaculately presented. The principal bedroom is particularly spacious and benefits from fitted wardrobes. The dressing room provides an added benefit. A stylish, contemporary family bathroom completes the accommodation on this level.

Externally, the property is further enhanced by a detached double garage with an upper floor, offering excellent storage, workshop potential, or even scope for conversion, subject to planning. There is also ample space to the side and rear of the garage, providing substantial development potential.

The beautifully maintained gardens extend to approximately half an acre and wrap around the home to create a peaceful, enclosed haven. The grounds include well-tended lawns,

several inviting seating areas, a summer house with a fantastic usable space featuring a built-in bar area, a shed, and a hot tub set beneath a pergola — perfect for relaxing and enjoying the natural surroundings.

A particularly unique feature of the property is its ownership of approximately one third of an acre of private woodland, offering not only a tranquil backdrop but also a strong sense of seclusion and a rare connection to nature. Ideal for those seeking privacy and natural beauty in equal measure.

Discreetly positioned yet conveniently located for local amenities, this elegant home combines classic design with modern comfort — perfect for buyers seeking a substantial, move-in-ready property in a desirable location.

Hall

Kitchen/Dining Room 17'2" x 7'9" (5.25m x 2.38m)

Living Room 16'2" x 11'11" (4.95m x 3.64m)

Conservatory 10'4" x 11'1" (3.17m x 3.38m)

Landing

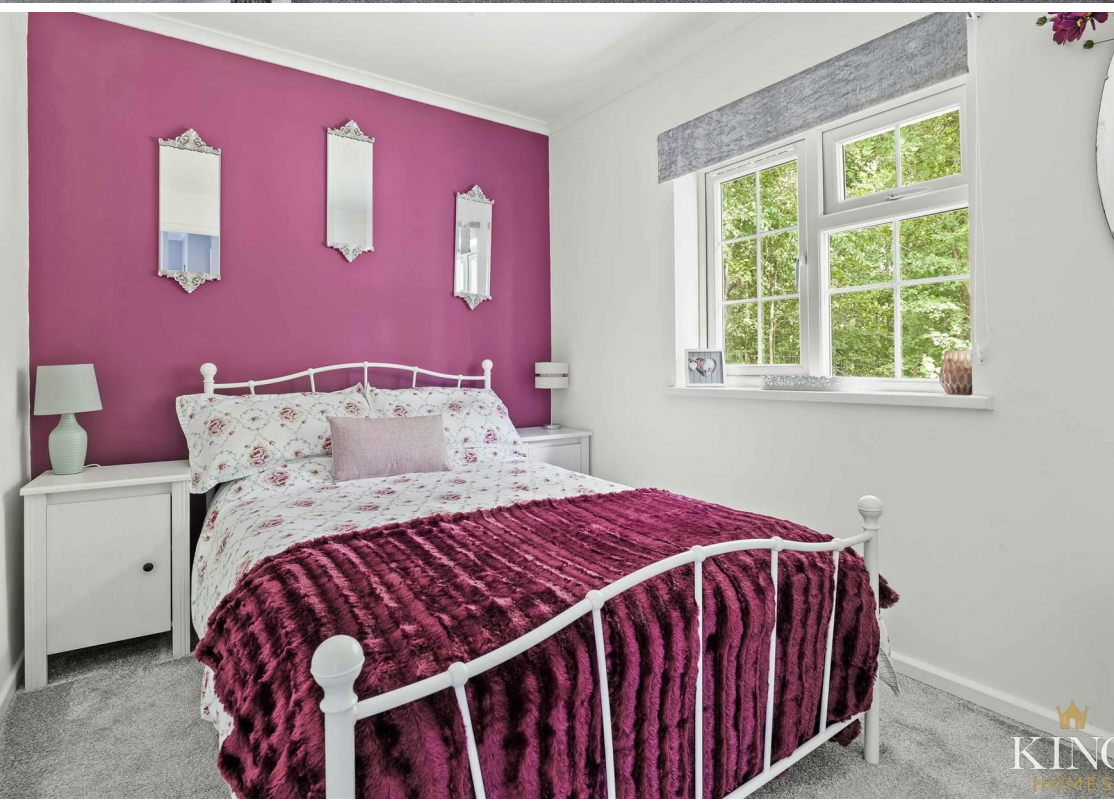
Bedroom 1 13'11" x 12'0" (4.25m x 3.67m)

Bedroom 2 8'1" x 8'6" (2.47m x 2.61m)

Bedroom 3 9'0" x 7'4" (2.76m x 2.25m)

Dressing Room 5'5" x 6'7" (1.66m x 2.03m)

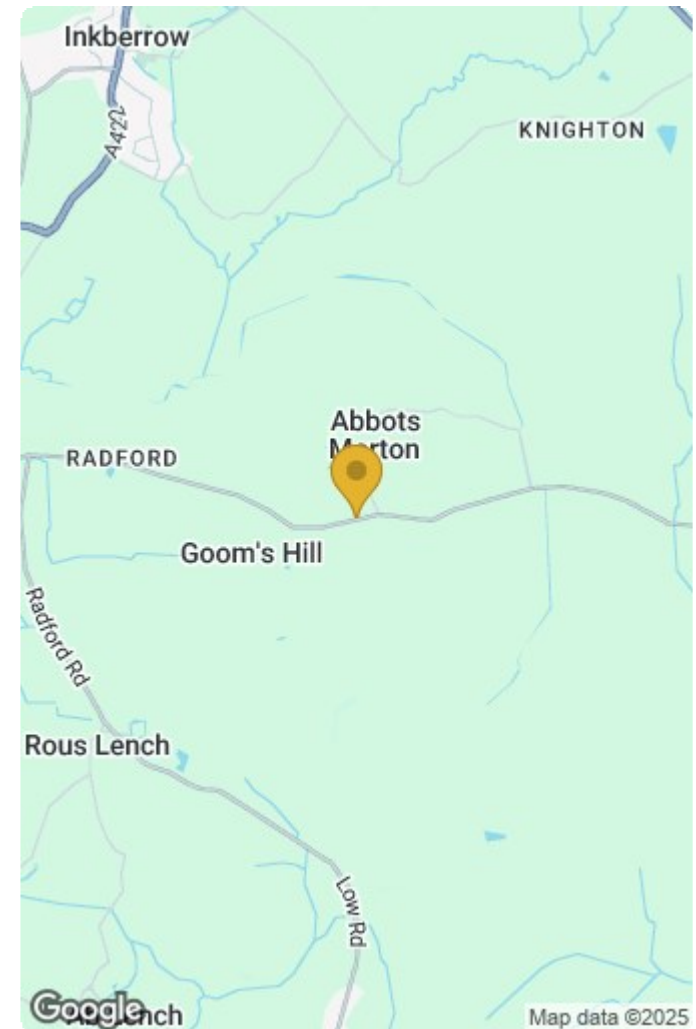
Double Garage 16'10" x 17'5" (5.15m x 5.32m)







Total area: approx. 140.9 sq. metres (1517.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	