

FOR SALE

Filmer House Main Road, Ombersley, Droitwich, WR9 0DS



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Offers Invited £800,000

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Filmer House

Approximate Gross Internal Area = 234.2 sq m / 2521 sq ft  
Garage = 27.1 sq m / 292 sq ft  
Total = 261.3 sq m / 2813 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact.

Energy Performance Rating

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. Mortgage/ financial advice. We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. Do you require a surveyor? We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.



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Kidderminster Sales

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Mileage (all distances approximate)

Droitwich 4 miles, Worcester 6 miles, Birmingham 25 miles, Cheltenham 31 miles.



4 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- An Impressive Detached Grade II Listed Home
- Generous & Traditional Accommodation
- 3 Double Bedrooms & Family Bathroom
- 4 Ground Floor Reception Rooms
- Fitted Kitchen Diner with Aga
- Private Gardens & Attached Garden Stores
- Potential to Modernise & Develop
- Detached Double Garage & Ample Parking
- No Onward Chain - Viewing Essential

#### INTRODUCTION

This impressive, double fronted detached Georgian Grade II listed family home is set in the heart of the sought after and desirable village of Omberlsey to the north of Worcester. The spacious accommodation provides plenty of versatility with potential to modernise. The current accommodation comprises an attractive entrance hall with two generous reception rooms to the front aspect, a fitted kitchen diner with oil fired Aga to the rear and an attractive rear garden room. There is a separate office and ground floor bathroom with generous store behind. There is also a useful cellar and outside there are particularly attractive mature gardens and some generously proportioned attached brick garden stores perfect for development or as currently used as utility room, work shop/storage. Within the garden there is a detached double garage and plenty of off road parking. An internal inspection is highly recommended to appreciate the size, versatility and potential of this wonderful, period village home.

#### FULL DETAILS

The property is approached to the front via a stepped entrance with an original solid wooden entrance door into a generous reception hall with attractive turning staircase to the first floor.

#### ENTRANCE HALL

With radiator, power points, ceiling mounted light fitting, original solid wooden doors to both front reception rooms, access to the cellar and a part wooden part glazed door to a large rear hallway.

#### REAR HALLWAY

Having single panel radiator, power points, part wooden, part glazed door to the rear garden, range of generous windows overlooking the attractive rear cottage courtyard and gardens. The rear hall gives access to the office, ground floor bathroom, store and also into the kitchen diner.

#### LIVING & DINING ROOMS

Situated to the front, both well-proportioned each with original sash windows, tall ceilings, power points, radiators & ceiling mounted light fittings. The living room offers an exposed brick fire place with tiled hearth and mantle over whilst the dining room has matching original timber storage cupboards to each alcove, a stone fire place with hearth and mantle over, exposed ceiling timbers and immediate access to the fitted kitchen diner.

#### FITTED KITCHEN

Having a wonderful oil-fired double Aga with two hot plates and four ring electric Aga stove with tiled surround. There are a range of marble work surfaces with inset double ceramic Belfast style sink with timber cupboards beneath, extensively tiled surround, further fitted units and work space including space for larder style fridge and freezer. There are original sash windows to the side aspect and further dual aspect glazed windows to both rear and opposite side. There is a ceiling mounted light fitting with integrated fan and access into the generous garden room to the rear.

#### GARDEN ROOM

With fully tiled floor, exposed brick wall, pitch timber ceiling with fitted ceiling fan, double glazed windows to either side and to the rear, large French doors open out to a raised timber decked seating area enjoying attractive views across the private mature garden. There is a radiator, power points and TV aerial point.

#### OFFICE

With power points, ceiling mounted light fitting and dual windows overlooking the immediate rear courtyard and over the surrounding gardens.

#### GROUND FLOOR BATHROOM

Fitted with a half-bath, extensively tiled surround, wall mounted shower and obscure glazed shower screen, low level close coupled WC and vanity wash hand basin and a radiator, ceiling mounted light fitting & window. From the bathroom is access into a generous walk-in store providing useful storage space/utility room with power points and ceiling mounted light fitting.

#### FIRST FLOOR ACCOMMODATION

Having a gallery style landing with access to roof space, glazed window to the rear and original solid wooden doors to all accommodation.

#### MASTER BEDROOM

Situated to the front with beautiful original arched sash windows, range of fitted wardrobes, ceiling mounted light fitting with ceiling rose and corncicing, power points, double panel radiator and TV aerial lead.

#### BEDROOM TWO

Situated to the front with arched original sash window, pedestal wash hand basin, ceiling mounted light fitting with ceiling rose and corncicing, power points and radiator.

#### BEDROOM THREE

Situated to the rear this double bedroom has fitted wardrobes, ceiling mounted light fitting, pedestal wash hand basin, power points and double panel radiator.

#### FAMILY BATHROOM

With a matching suite of panel bath, extensively tiled surround with shower screen, separate corner shower cubicle with non-slip tray, wall mounted shower and glazed sliding doors. There is a low level close coupled WC, pedestal wash hand basin, electric shaver socket, radiator, ceiling mounted light fitting, arched sash window to front aspect and airing cupboard.

#### OUTSIDE

To the front of the property is a small paved area accessing the main entrance with shrub and flower borders. A paved pathway leads to a small area to the side housing the oil tank. The main driveway is low maintenance, being brick paved with double wrought iron gates leading to a further generous brick paved drive providing plenty of off road parking to the side of the property leading to the detached double garage.

The rear gardens are a particular feature of this period home, with a brick paved courtyard area immediately to the rear of the property providing good private alfresco dining opportunities with a raised timber decked seating area immediately from the rear garden room.

The gardens themselves are beautifully presented, spacious and private laid mainly to lawn, interspersed with attractive shrub and herbaceous borders with an array of fruit trees and being bordered to each side via a mixture of mature hedging and wooden fencing. There are attractive paved seating areas, a useful timber garden shed, external water supply, courtesy and security lighting, and there are two useful attached red brick stores and a W.C to the rear of the property.

The first store is a fitted utility room with tiled floor, range of rolled top work surfaces with inset stainless steel sink with mixer tap, matching base and eye level cupboards providing plenty of storage, power, lighting and plenty of space for additional fridge and freezer.

The second store is a generous attached workshop/store room along with a gardener's W.C with pedestal wash hand basin. These useful spaces are ideal to be used as they are offering potential for conversion and integrated into the main property with the benefit of an additional hay loft above.

#### DETACHED DOUBLE GARAGE

The garage is of brick construction with a pitch tiled roof, electrically operated up and over door, power & lighting with an obscure glazed side window and part wooden, part obscure glazed pedestrian side door accessing the rear garden.

#### SERVICES

Mains water, electricity and drainage with oil-fired heating. None of these services have been tested.

#### FIXTURES & FITTINGS

Only those items described in these sale particulars are included in the sale.

#### TENURE

Freehold with Vacant Possession upon Completion.