



The Crawford

Clifton upon Teme, WR6 6DN

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We are delighted to offer the show home from the prestigious Highfields development with over £20,000 worth of high specification finishes offering a unique and amazing opportunity.

This large, charming and versatile, newly built two bedroom dormer bungalow will offer its owners a wonderful new home in a lovely location on the edge of this idyllic village.

Key features

- Over £20,000 of high-specification finishes
- Classic English village location
- Ultra fast fibre broadband
- Open plan kitchen/living space
- Two double bedrooms with ensembles
- Study / third bedroom
- Private rear garden
- Integral garage
- Driveway parking

Freehold / 1,478 sq ft (137 sq m)

Offers in excess of £500,000





The entrance hall

The front door opens into an inviting hallway featuring sleek tiled flooring that is used throughout the majority of the ground floor accommodation.

All internal doors are an oak finish and underfloor heating is installed throughout the ground floor.

Stairs, with a built-in storage cupboard below, lead to the first floor accommodation, whilst doors from the entrance hall provide access to the ground floor rooms including the guest cloakroom and the garage.



The kitchen/living room

The large open plan kitchen is fitted with modern Shaker-style wall and floor units set in a horseshoe layout with granite worktops. There are several integrated appliances including an oven, microwave and four plate ceramic hob with hood, stainless-steel sink with mixer tap, fridge freezer, dishwasher and washer/dryer.







The living area has French doors that open to the sandstone patio and garden beyond, making this perfect for indoor/outdoor entertaining.









Bedroom one

The large double ground floor bedroom is at the rear is carpeted and has French doors that open out to the garden. It has the added luxury of a walk-in wardrobe and a luxurious en suite shower room.



Bedroom two

The first floor dual aspect double bedroom is a generous 18 ft long and benefits from carpeted floors, two Velux windows, an adjoining dressing room and a stylishly appointed en suite bathroom.







The study

The study benefits from carpeted floors and a built-in storage and is very generous in its proportions making it usable for other purposes as well as work and study.

Enhanced by the provision of ultrafast fibre broadband, it is an ideal space for remote work. Should you wish, this could be utilised as a third bedroom.

The Highfields development

Nestled in the classic English village of Clifton-upon-Teme, Highfields is a high quality collection of homes set in the heart of the stunning Worcestershire countryside.

From families and/or professionals looking to live and work from an idyllic location, to those looking to downsize without compromising on luxury, this stunning show home offers a home that will suit your needs.

Guild Homes, who created this superb collection of residences, specialises in low volume, high specification homes. This show home was developed to demonstrate the quality and craftsmanship that goes into every property along with many of the high quality options on offer.

Services

As mentioned, fibre to the property is installed, offering ultrafast broadband speed to provide the best home entertainment as well as business opportunity.

As with the other properties the show home has an air-source heat pump. These work by transferring heat absorbed from the outside air to an indoor space. Combined with a green electricity tariff, this is great news for the environment and your running costs.

There is also an annual service charge of approximately £251.00 for maintenance of extensive common areas.

Council tax band - TBC.

Clifton upon Teme

Meanwhile, Clifton-upon-Teme is one of the most idyllic rural villages in Worcestershire, perfect for anyone searching for a classic English village life. The village high street offers a diversity of architecture that reflects its heritage and history.

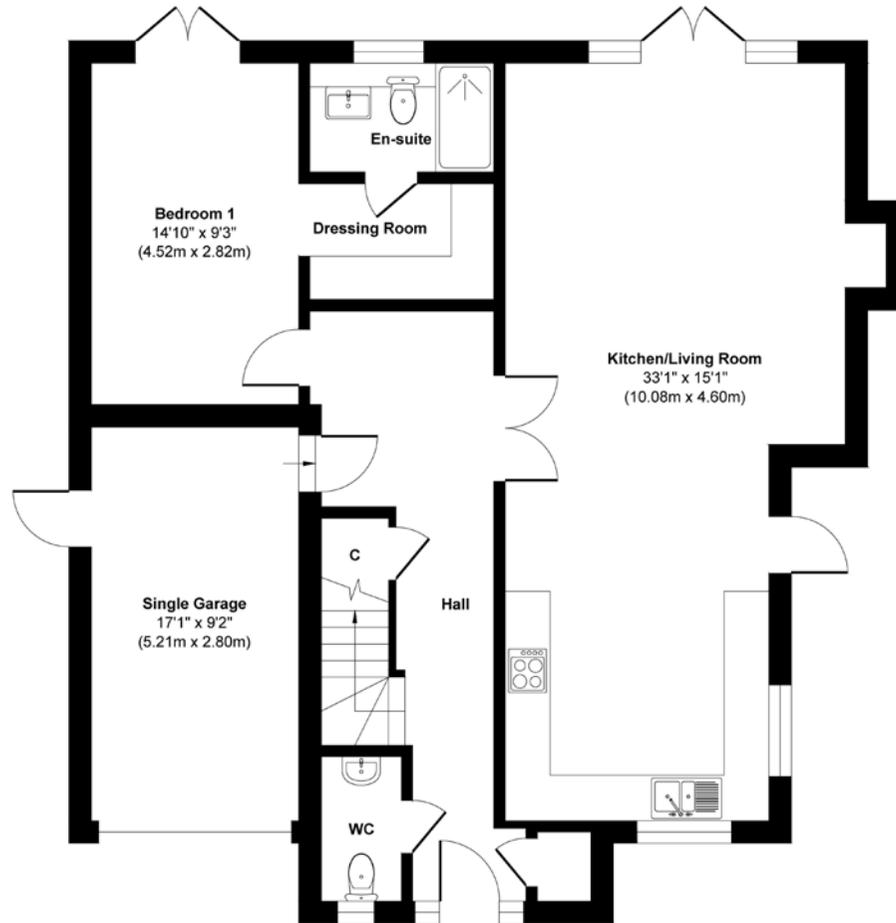
Amenities include two public houses, a well-stocked village shop with post office counter, village hall, sports ground including tennis courts, a Brownie & Scout troupe as well as a village mechanic!

There are a variety of community activities, including a running and walking club which takes advantage of the extensive bridleways & footpaths overlooking the Teme valley.

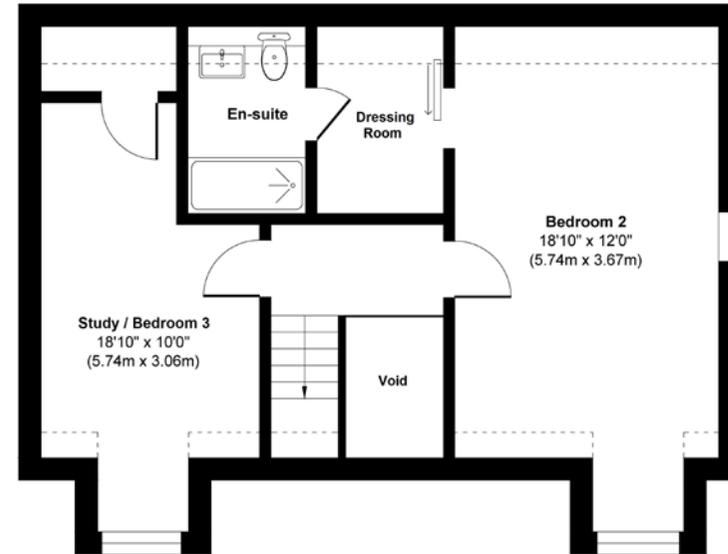
The local C of E village school (with attached nursery) feeds directly to Ofsted rated 'Outstanding' Chantry High School at Martley.



The Crawford, Highfields, Hope Lane, Clifton-on-Teme, WR6



Ground Floor
Approximate Floor Area
897 sq. ft
(83.34 sq. m)



First Floor
Approximate Floor Area
581 sq. ft
(54.06 sq. m)

Illustration for identification purposes only,
measurements are approximate and not to scale.
Produced by Elements property.



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.