



Elgantine

10 Rosedale, Abberley WR6 6BA

Andrew Grant



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 **5 Bedrooms**  **3 Receptions**  **1 Bathroom**

Freehold / 1,721 sq. ft.

KEY FEATURES:

- Impressive family home
- Private gated entrance
- Three reception rooms
- Large kitchen diner
- Utility room and cloakroom
- Four double bedrooms
- Master with Juliet balcony
- Office and dressing room
- Gardens with summer house
- Ample driveway parking

An impressive family home with expansive gardens, situated in a sought-after village location.

This immaculately presented and spacious detached family home has been thoughtfully extended and features double-glazing throughout. Boasting an impressive footprint of accommodation within, this residence offers ample space to accommodate all your lifestyle needs.

There is an entrance hallway, a living room open plan to the dining room, a spacious breakfast kitchen, a utility room, and a cloakroom situated on the ground floor. Upstairs, four generously sized bedrooms, an office, a dressing room, and a family bathroom complete the accommodation.

Outside, the garden enjoys a peaceful ambience, providing the perfect backdrop for tranquil living.

Situation

Nestled in a tranquil cul-de-sac, Elgantine graces the sought-after village of Abberley. The village offers a host of amenities, including the tastefully refurbished Manor Arms Public House, a general store, a post office, two churches, and a village hall. Additionally, a doctor's surgery is available in the adjacent village of Great Witley.



Eglantine is within the catchment area of the highly coveted Chantry School in Martley, ensuring access to excellent educational opportunities.

Moreover, Abberley enjoys an ideal location, providing easy access to neighbouring Wyre Forest towns, as well as the distinguished cities of Worcester and Birmingham. Residents will appreciate the convenience of rail connections to Birmingham and London, accessible from both Kidderminster and Worcester. Furthermore, the M5 motorway can be easily reached via Junctions 5 at Wychbold and 6 at Warndon, offering convenient travel options to the north of Worcester. With its prime location and an array of amenities, Eglantine stands as an idyllic residence for those seeking a peaceful and well-connected village lifestyle.

Description

Eglantine is an exceptional property nestled in a private location. This delightful residence presents a perfect combination of spacious interiors and beautifully landscaped gardens.

Set beyond gates, a generous block paved driveway welcomes you, offering ample parking and leading to the front entrance of this wonderful home.

The front of the property is embraced by a lawned garden, bordered by mature hedgerows, providing both an aesthetic appeal and enhanced privacy. A pathway to the right-hand side of the house leads to the rear garden.

Stepping inside, a warm and inviting entrance hallway awaits, featuring a staircase ascending to the first floor, with a convenient storage cupboard tucked underneath. From here, doors radiate to the lounge, living room, and a well-appointed kitchen.

To the right of the entrance, the living room has a large window to the front and provides an excellent space for relaxing.

The lounge boasts an abundance of natural light, courtesy of its large front-facing window. The focal point of this room is a multi-fuel stove, adding a touch of cosy elegance.

From the lounge there is seamless connection to the dining room, making it an ideal setting for entertaining guests. Sliding patio doors open to the rear garden and a conveniently placed door grants access to the kitchen.



The generously sized breakfast kitchen presents a striking appearance with high-gloss wall and floor-mounted cabinets, complemented by composite laminate slate worktops.

A large window overlooking the rear garden infuses the room with natural light and offers a pleasant view while working in the kitchen. Integrated appliances include an oven, hob, and extractor.

Tiled flooring adds a touch of practicality and the space allows ample room for a dining table, creating a perfect spot for relaxed family meals. Additional space under the counter caters for further appliances, ensuring convenience for all culinary needs.

A sliding door opens into the utility room, complete with base units and a rear-facing window. The utility room also provides access to a pantry cupboard, cloakroom, and the rear garden.







First floor

Ascending to the first floor, a spacious central landing leads to four double bedrooms, an office, a dressing room, and a family bathroom.

The impressively spacious master bedroom offers a Juliet balcony overlooking the rear garden, creating a serene retreat.



Bedrooms two and three, situated to the left side of the property, feature fitted wardrobes, enhancing storage capabilities. Bedroom two enjoys a rear aspect, while the third bedroom benefits from a front view.

The fourth bedroom, positioned at the front, features a window.

Adjacent to the fourth bedroom lies a versatile dressing room with a Velux window, boasting the potential for conversion into an ensuite, as plumbing and pipework are already in place.



Perfect for those seeking a productive workspace, the office is positioned to the front and offers a tranquil spot for remote work or as a fifth single bedroom.

A tastefully designed family bathroom completes the first-floor accommodation, boasting contemporary fixtures, including a low-level WC, washbasin, and a 'P' shaped bathtub with a shower over. An obscure-glazed window to the rear aspect ensures ample natural light and privacy.



Gardens and Grounds

The property's gardens are a true delight, featuring a gravelled area adjacent to the house, providing an ideal space for alfresco dining and entertaining. Beyond lies a generously sized lawned garden, culminating in an inviting decked area, perfect for enjoying the picturesque surroundings. Nestled upon the deck is a superb summerhouse, adding an extra touch of allure to the outdoors.

Mature planting and shrubbery complement the landscape, while hedgerows and trees border the grounds, ensuring an intimate and private setting. Towards the rear of the driveway, a further lawned space houses a useful garden shed, providing additional storage.

Services

Mains water, electricity, and drainage.
Oil fired central heating.

Council tax band - D.



Elgantine, 10 Rosedale, Abberley, Worcester, WR6

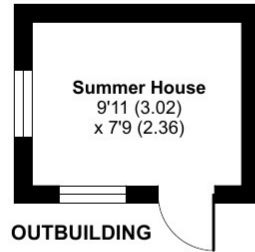
Approximate Area = 1626 sq ft / 151 sq m

Limited Use Area(s) = 18 sq ft / 2 sq m

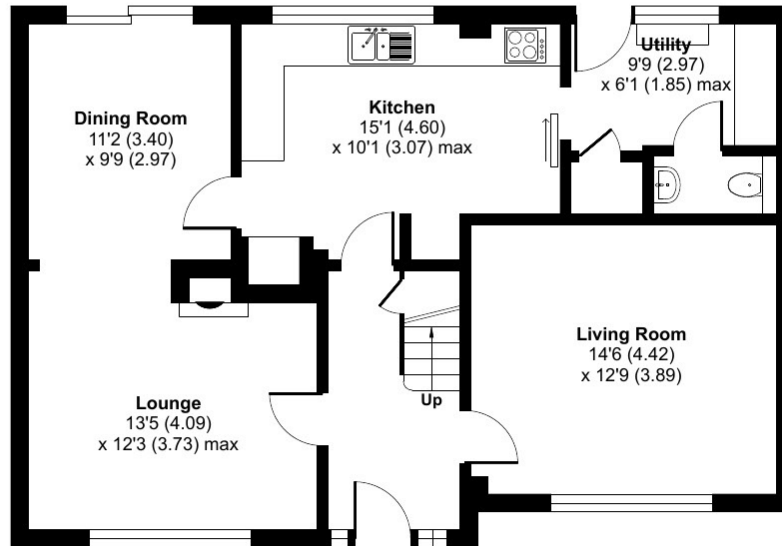
Outbuilding = 77 sq ft / 7 sq m

Total = 1721 sq ft / 160 sq m

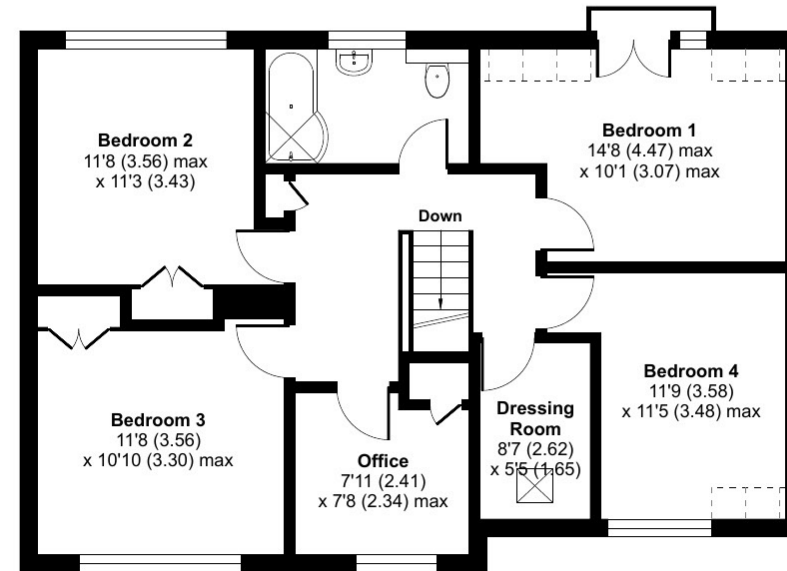
For identification only - Not to scale



Denotes restricted head height



GROUND FLOOR



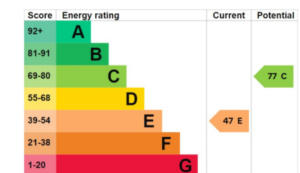
FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Andrew Grant. REF: 1015095



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