



The Crawford

Clifton upon Teme, WR6 6DN

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2 Bedrooms 2 Bathrooms 1 Reception

An attractive and versatile newly built large two-bedroom dormer bungalow, with spacious rooms throughout and the potential for a third bedroom.

Key features

- High-specification finish
- Classic English village location
- Ultrafast fibre broadband
- Open plan kitchen/living space
- Two double bedrooms
- Study / third bedroom
- Private rear garden
- Integral garage
- Driveway parking

Freehold/ 1,478 sq. ft.





Entrance hall

The front door opens into the inviting hallway where there is a useful built-in storage cupboard, guest cloakroom, doors to the ground floor rooms, the garage and stairs to the first floor.

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



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 a built-in oven, microwave and four-plate ceramic hob with hood, stainless-steel sink with mixer tap, integrated fridge freezer and space for a 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 and has French doors that open out to the garden. It has the added luxury of a walk-in wardrobe and a luxurious ensuite shower room.



Bedroom two

The first floor dual aspect double bedroom is a generous 18 ft long and benefits from an adjoining dressing room and a stylishly appointed ensuite shower room.







Study

This large study, equipped with super-fast broadband, can also be used as a third bedroom



The garden

The property benefits from a nicely sized garden, featuring an expanse of lawn, a wooden shed for storage and an 'L' shaped patio ideal for al fresco dining.

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.

Constructed to the most exacting standards and many features can be finished to a buyers preference.

From new families looking to grow, professionals looking to live and work from an idyllic location, to those looking to downsize without compromising on luxury, Highfields offers a home to suit your needs.

About the developer

Guild Homes is not a mass-market house builder – and never will be. This means that every home built is as individual as its purchaser.

Services

At Highfields, fibre to the property is readily available, allowing for ultrafast broadband speed to make both home entertainment and home working as smooth and easy as possible.

Our homes are built with air-source heat pumps. 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 not only the environment, but also your pocket.

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

Council tax band - TBC.

Clifton upon Teme

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.

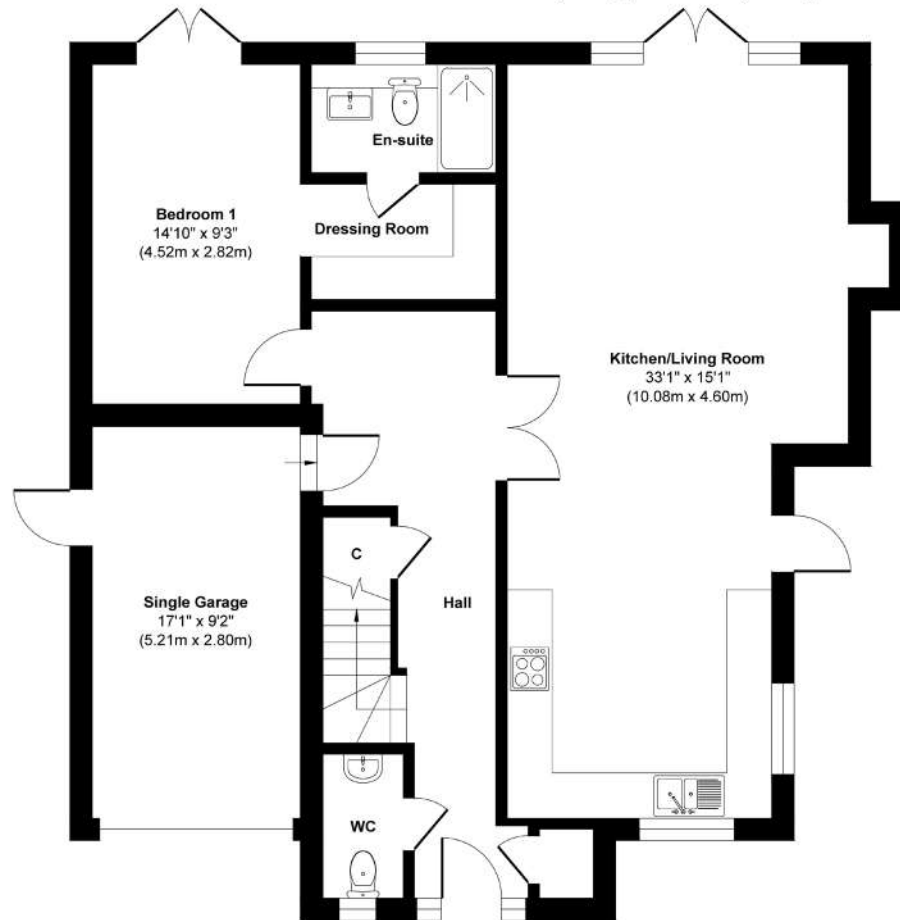
Amenities include two public houses, a well-stocked village shop with post office counter, village hall, sports ground including tennis courts, a Brownie & Scout troupe as well as a village mechanic!

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.

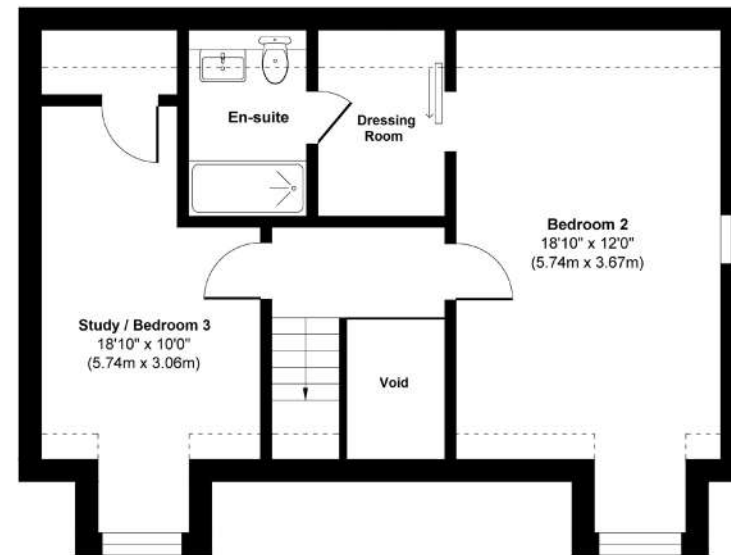
The local C of E village school (with attached nursery) feeds directly to Ofsted rated 'Outstanding' Chantry High School at Martley.



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.

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