



20 Kings Hill
Kempsey, WR5 3LJ

Andrew Grant

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3 Bedrooms 1 Bathroom 1 Reception Room

A recently refurbished three bed family home set in a delightful rural setting.

- Three good sized bedrooms, spacious living areas and kitchen diner.
- A generous private rear garden and patio ideal for al fresco dining.
- Serene rural setting with direct views over open fields.
- Practical downstairs cloakroom for added convenience.
- The property offers ample useful storage space.

Nestled in a peaceful location, this newly renovated three-bedroom home is set directly adjacent to open fields, providing an idyllic countryside backdrop. On the ground floor, you will find a spacious living room and a bright and airy kitchen diner that opens directly onto the patio, ideal for entertaining and family meals. A practical cloakroom completes the downstairs accommodation. The first floor comprises three well-proportioned bedrooms and a contemporary family bathroom. Outside, the property boasts a charming fore garden and a private rear garden with uninterrupted views over open fields.

978 sq ft (90.8 sq m)





The kitchen diner

Situated at the rear of the property, this spacious, kitchen diner features wall and base units with ample storage and elegant herringbone flooring. A large walk-in storage cupboard provides a potential utility area, enhancing practicality. French doors lead directly onto the patio, creating a seamless transition to the garden—perfect for entertaining. The window above the sink, along with the French doors, offers beautiful views of the garden, bringing in natural light and a sense of openness.





The living room

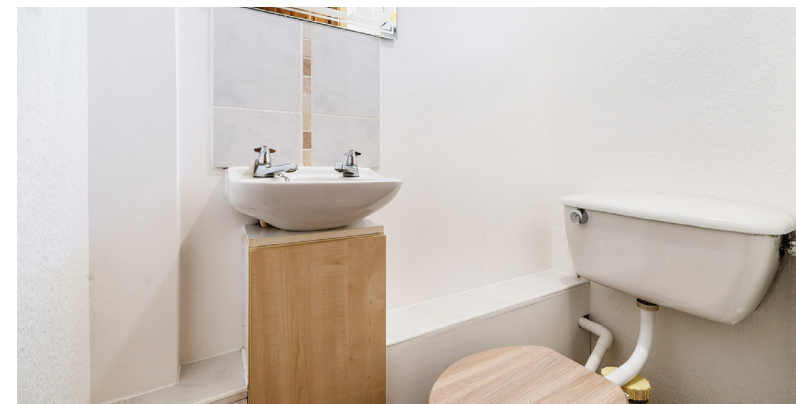
This spacious living room offers a bright and airy atmosphere, enhanced by a large window that brings in ample natural light. The open layout provides plenty of flexibility for various furniture arrangements, making it an ideal space for relaxation and entertaining.





The entrance hall and cloakroom

The entrance hall provides a bright and welcoming introduction to the home, featuring an under-stairs area ideal for storage solutions, and a convenient cloakroom to the right with a WC and wash basin.





The primary bedroom

The primary bedroom is a spacious double room with beautiful countryside views from the large rear window.





Bedrooms two and three

Bedrooms two and three are both generously sized, providing versatile spaces that can serve as comfortable guest rooms, children's rooms, or an adaptable home office to suit various needs.





The bathroom

This recently refurbished contemporary bathroom includes a low-level WC and vanity unit with washbasin. A 'P' shaped bath features a shower overhead, and sleek tiling to both walls and floor complements the overall design. An obscure-glazed window at the rear allows for both privacy and natural light.



The garden

The rear garden offers a patio area perfect for alfresco dining, with a stretch of lawn. Securely bordered by panel fencing, with mature hedging on one side for added privacy, the garden benefits from stunning, uninterrupted views of the adjoining fields, making it a peaceful retreat for enjoying the surrounding natural beauty.

Location

Nestled in the heart of Worcestershire, the village of Kempsey offers an idyllic blend of rural charm and modern convenience. Situated by the picturesque River Severn, Kempsey boasts a welcoming community atmosphere, complemented by local amenities such as quaint shops, traditional pubs, and a highly regarded primary school. The village provides excellent connectivity for commuters, with the nearby M5 motorway offering swift access to Worcester, Cheltenham, and Birmingham, while Worcester city centre—just a short drive away—presents a vibrant array of shopping, dining, and entertainment options. Surrounded by scenic countryside, Kempsey is perfect for outdoor enthusiasts, offering a network of walking and cycling trails that capture the natural beauty of the region, making it an ideal choice for those seeking an active lifestyle within a peaceful setting.

Services

The property benefits from TBC

Council Tax

The Council Tax banding for this property is **Band B**



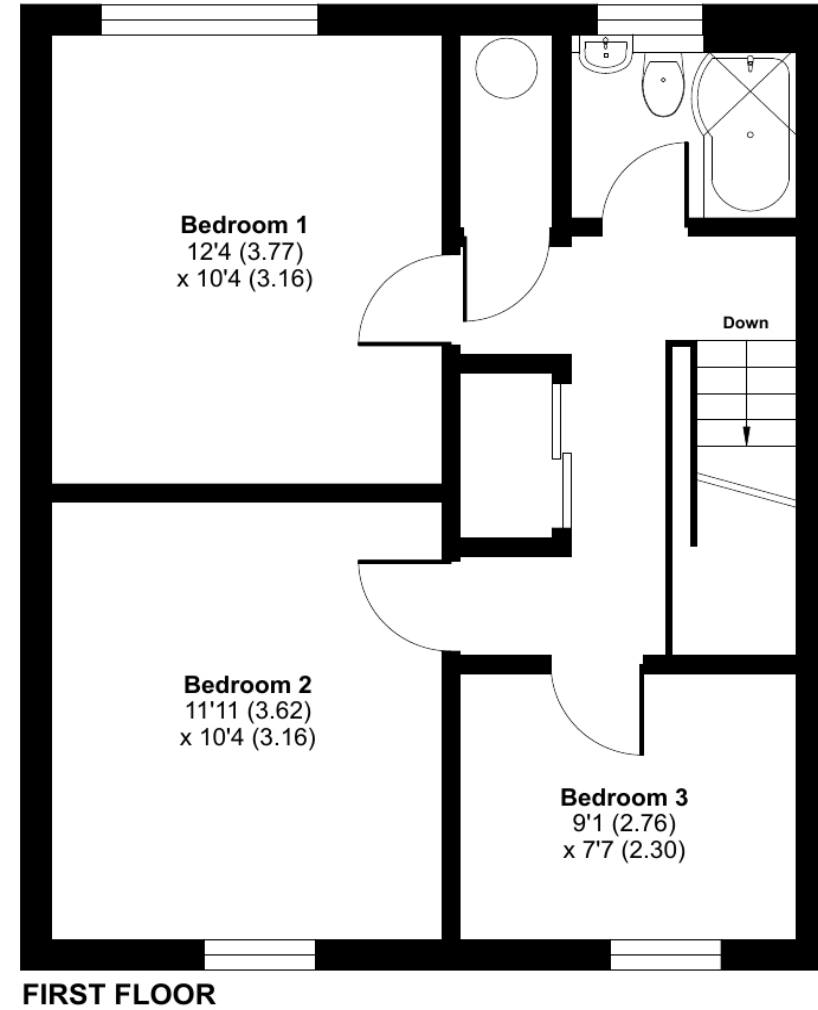
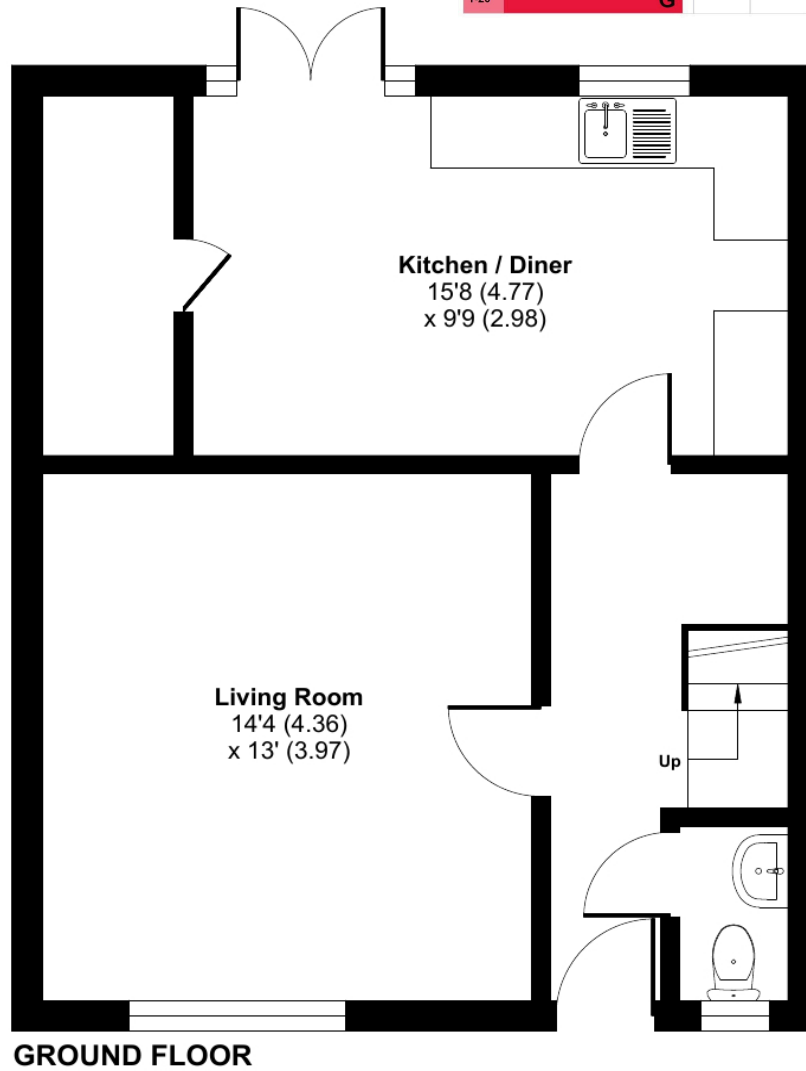


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	87 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Kings Hill, Kempsey, Worcester, WR5

Approximate Area = 978 sq ft / 90.8 sq m

For identification only - Not to scale



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