



Coughton Cottage

Abbots Morton, WR7 4NA

Andrew Grant

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3 Bedrooms 1 Bathroom 2 Reception Rooms

A picturesque black and white timber framed 18th-century cottage, situated within the pleasant village of Abbots Morton.

- Grade II listed cottage with beautiful period features like wooden beams and original wooden doors.
- Modern kitchen that has been finished to a high standard which has ample storage space and access to the rear garden.
- Two double bedrooms with a third room adjoining to bedroom two that could be used for a dressing room, walk in wardrobe or as a children's room.
- Recently renovated family bathroom with a spacious walk-in shower, sink and W.C.
- Sizeable rear garden which is perfect for those who want to put their own stamp on their outdoor space.
- Delightful village location, still with easy access to Worcester City Centre.
- A great opportunity to enhance this lovely country cottage. Motivated seller, so sensible offers invited.

1233 sq ft (115 sq m)





The kitchen

Completing the downstairs accommodation is the newly fitted kitchen featuring shaker style wall and base units, with contrasting work surfaces incorporating a sink with drainer and mixer tap. This fantastic kitchen offers ample storage and features a built-in wine rack. Integrated appliances include a hob, an extractor hood and a SMEG double eye-level oven. This room is light and bright, with windows to the side and rear and a door accessing the rear garden.





The living room

The living room also features dual-aspect windows, a fantastic inglenook fireplace with stove and doors accessing the kitchen and the snug.





The snug

The snug offers a cosy space to relax that is separate from the main sitting room. Here there is an internal window looking through to the sitting room and a window to the side.



The dining room

From the snug, there is an opening that flows seamlessly into the dining room. This room has plenty of space for a dining table and chairs and windows to the front and side elevations.



Bedrooms one & two

The first bedroom is a spacious double room featuring a fireplace, ample room for free-standing furniture and a window to the side. Just off this room is another room, which could be used as a second bedroom if required. This room has windows to the side and rear.





Bedroom three

There is a third bedroom situated on the other side of the landing. This double room has windows to the front and a fantastic vaulted ceiling.



The bathroom

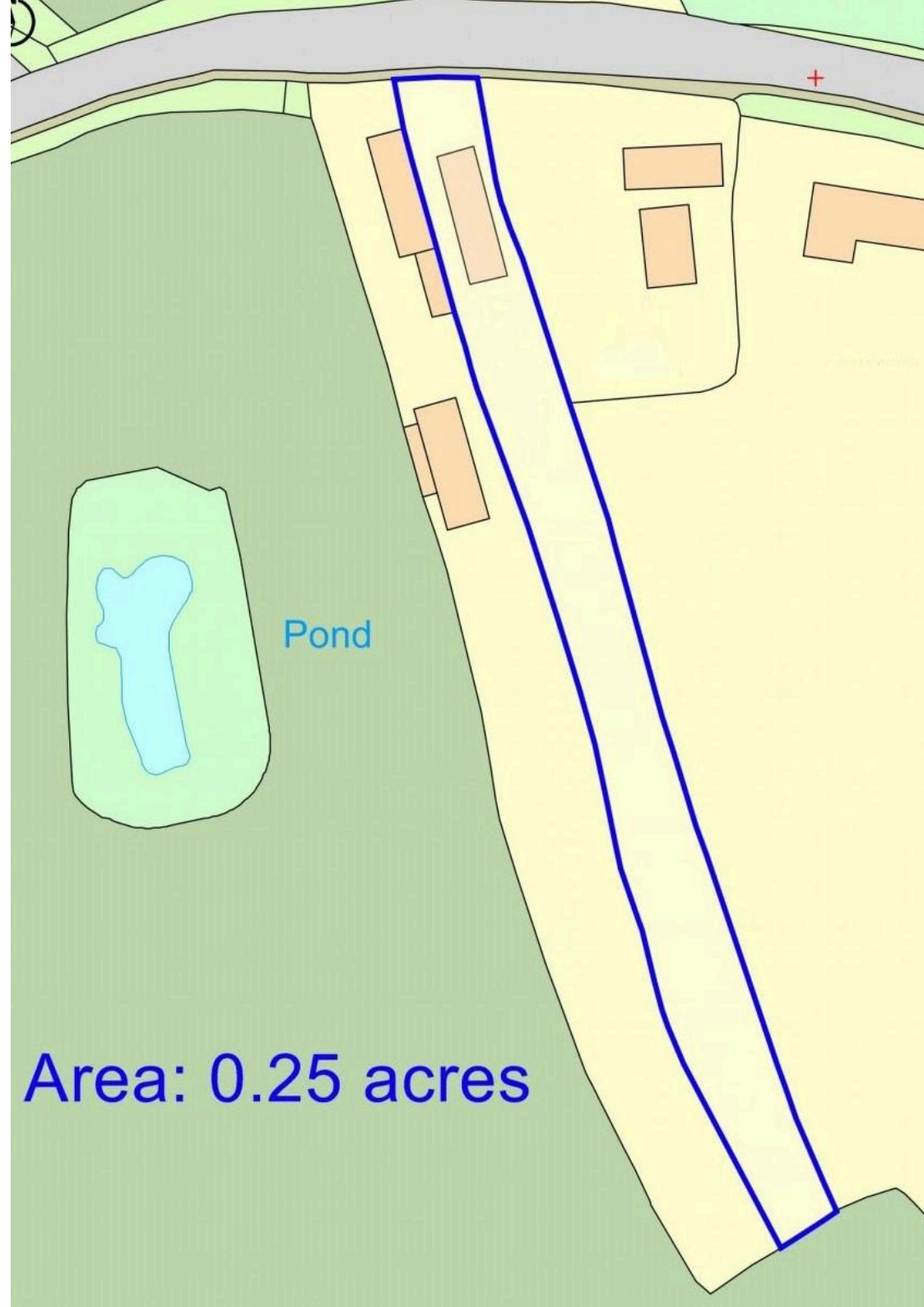
The bathroom is situated at the top of the stairs and has been recently renovated and comprises a large walk-in shower with glazed screen, a WC and a washbasin. There is also an obscure-glazed window to the side elevation.



The garden

The rear garden is an excellent size and includes a paved pathway meandering down the long garden, which is mainly laid to lawn and features a selection of mature trees. This beautiful and peaceful garden is an enjoyable place to spend time in, being extremely private and bounded by mature hedgerow. There is also a sizeable shed found in the garden.





Location

Abbots Morton is a delightful village featuring many distinct listed buildings and thatched cottages. This picture-perfect village is surrounded by beautiful Worcestershire countryside and has a wonderful village hall.

Inkberrow village is nearby and has great amenities including a primary school, a village hall, playing fields, a store with post office and two popular village pubs.

Alcester town is around 5-miles away and provides a wider range of amenities, including shops, pubs and restaurants. There is also easy access from here to the motorway network.

Worcester City centre is around 14-miles away and has a vast array of high street shops, restaurants and public houses. Good schooling is well- catered for including the renowned RGS Worcester. There are excellent transport links nearby including Worcester Foregate Street Railway Station. There is also easy access to the M5 motorway via Junctions 6 & 7.

Services

The property has oil-fired central heating, mains electricity, mains water, mains drainage, a security alarm system and broadband.

Council Tax

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



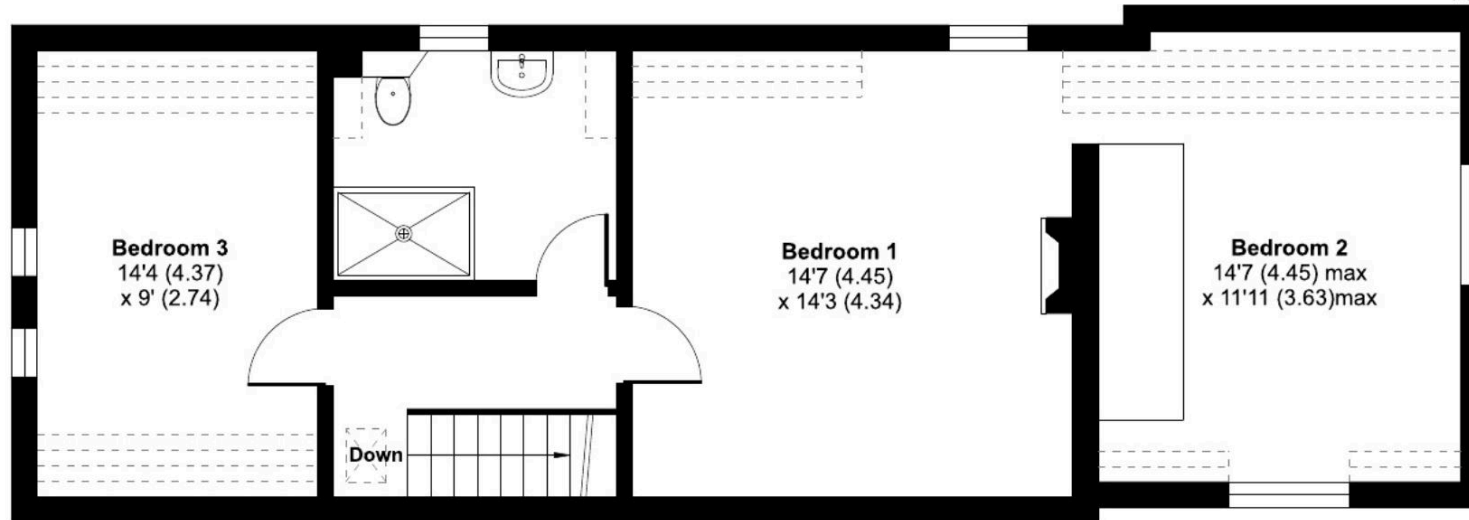
Abbots Morton, Worcester, WR7

Approximate Area = 1233 sq ft / 115 sq m

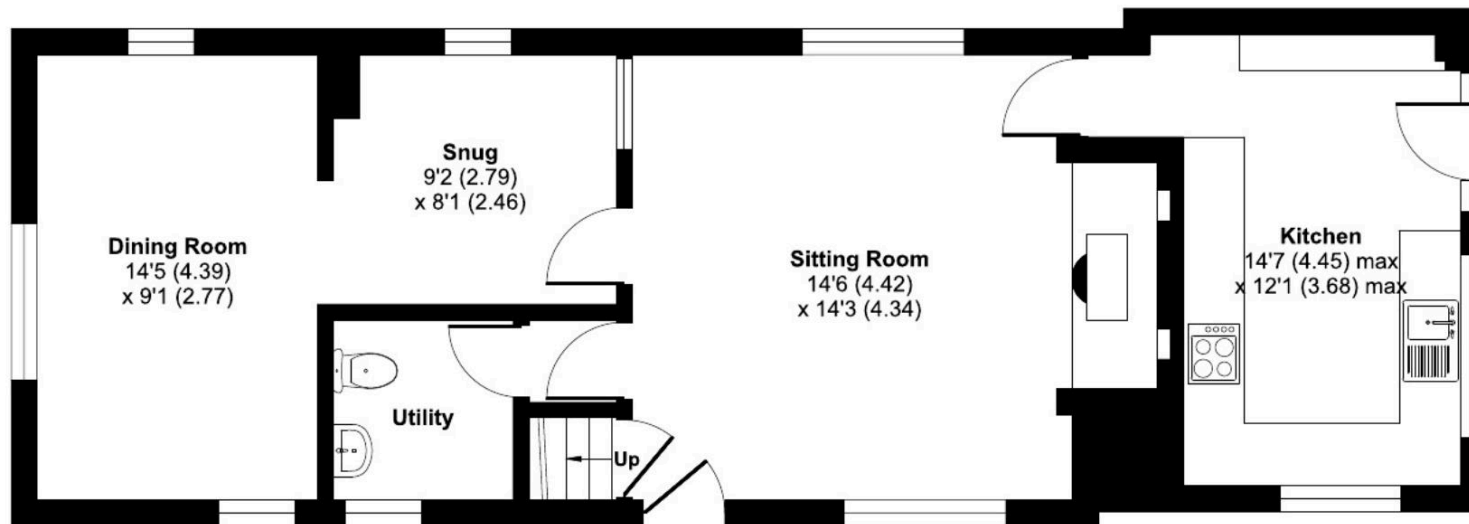
Limited Use Area(s) = 97 sq ft / 9 sq m

Total = 1330 sq ft / 124 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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