






**19 Blueshot Drive**  
Clifton-on-Teme, WR6 6DF

**Andrew Grant**



# 19 Blueshot Drive

Clifton-on-Teme, Worcester, WR6 6DF

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A modern home featuring a pleasant outlook to the front over adjoining countryside.

## Key features

- Stylish and modern home
- Countryside views
- Beautifully presented inside and out
- Cloakroom
- Master with ensuite shower room
- Home office
- Garage/store
- Garden
- Driveway parking
- Service charge £245 per annum

Freehold / 1,086 sq. ft.





This immaculate home has been tastefully decorated and well-cared for by the current owners. The accommodation includes a spacious reception room, a kitchen/dining room and a cloakroom situated on the ground floor. Upstairs, there is a family bathroom and three bedrooms, one of which has an ensuite shower room.

Outside, there is driveway parking and a neatly presented private garden to the rear. The garage has a store to the front and has been converted into a superb home office.

19 Blueshot Drive is approached via a pathway leading to the entrance of the property. There is a garden to the front planted with an array of plants and shrubbery. A lawned garden wraps around the side of the property and is bordered by a low hedgerow. There is a block paved driveway situated to the side of the property leading to the garage, which has an up-and-over door to the front accessing the store.



### **Entrance**

As you enter the property, you are greeted by an inviting entrance hallway featuring a staircase rising to the first floor, ample storage provided by two storage cupboards and doors to the accommodation.

### **Reception room**

The reception room is nicely spacious and features a window to the front and a box bay window to the side aspect.





### **Kitchen/dining room**

Situated to the rear of the property is a fabulous kitchen/dining room spanning the width of the property. The kitchen has stylish high-gloss wall and base units, with work surfaces over incorporating a one-and-a-half bowl sink with a drainer and mixer tap.

Integrated appliances include a dishwasher, a fridge freezer, a double eye-level oven and a ceramic hob with an extractor chimney hood over.





This light and airy room has plenty of space for a dining table and chairs, space and plumbing under counter for a washing machine, recessed spotlights to the ceiling, a window to the rear and French doors accessing the rear garden.

There is a cloakroom conveniently situated immediately to the right-hand side of the entrance. This handy cloakroom comprises a low-level WC, a washbasin and an obscure-glazed window to the front.







## First floor

The landing grants access to the bedrooms, family bathroom and an airing cupboard.

## Bedroom one

Bedroom one is a double room including a window to the rear and a door to its own ensuite shower room. The ensuite comprises a low-level WC, a washbasin and a shower enclosure with Mira Coda Pro ERD twin-head deluge and handheld shower attachment.







### Bedrooms two and three

The second bedroom is situated to the front of the property and is a good-sized double room featuring windows to the front and side, with pleasant countryside views.

Bedroom three is a great-sized single room situated to the front of the property, with lovely views from the window.

### Family bathroom

The family bathroom comprises a low-level WC, a washbasin and a bath with a shower over. There is also an obscure-glazed window to the rear elevation.







## Garden

The private rear garden is bound by a mixture of walling and fence panelling. There is a patio immediately to the rear of the property, with a lawned garden beyond and a wonderful raised decked area situated to the rear, which is ideal for barbecues and entertaining.

There are raised beds surrounding the decking and to the rear border, which are packed with mature plants and shrubs. The garden also includes a shed.









## Home office

The patio at the rear of the property extends down the garden and leads to an amazing home office. This fantastic attribute is perfect for those who work from home and features stylish herringbone flooring, recessed spotlighting and French doors to the garden.



## **Location**

Clifton-upon-Teme sits in glorious Worcestershire countryside, looking over the Lower Teme Valley, which provides boundless opportunities for exploration of the breathtaking views and panoramas of the surrounding hills and valleys.

The village has an excellent range of amenities, including a shop, a parish church, a nursery and a primary school. There is also a village hall, garage and two pubs, all of which are quintessential for a countryside location.

Clifton-upon-Teme offers everything one could wish for in the pursuit of village life. The Shelsley Walsh Hill Climb and Knightwick Races are nearby, both of which provide a wonderful day out spent with family and friends.

Along with endless countryside to explore, Clifton-upon-Teme hosts numerous clubs and organisations, many at the village hall, for almost every age and interest. From an under-five's nursery, a tennis club and riding schools to a bowls and ramblers' club, there is something for everyone. For the younger generation, there is also the ever-popular Brownies and Scouts.

Slightly further afield, you can enjoy a show at the Malvern Theatres, which is just a 36-minute drive, or visit one of the many events at the Three Counties Showground, which is around a 40-minute drive away.

In addition to the primary and pre-schools found within the village, the surrounding area has some of the best private and state schools in the Malvern region. They include The Chantry School in Martley, as well as Abberley Hall School, the Royal Grammar School and King's School in Worcester.

Connections from this delightful rural village include a regular bus service to Worcester, which is just a 30-minute trip. The towns of Bromyard, Kidderminster, Malvern and Tenbury Wells are all within a 40-minute drive. Birmingham Airport is just an hour away.

## **Agents note**

There is a service charge of £245 per annum payable to Ground Solutions UK LTD.

## **Services**

The property has mains electricity, mains water and mains drainage. There is a Mitsubishi Eco Dan Air Source Heat Pump serving the central heating. The property also has 300 MB fibre broadband.

Council tax band - D



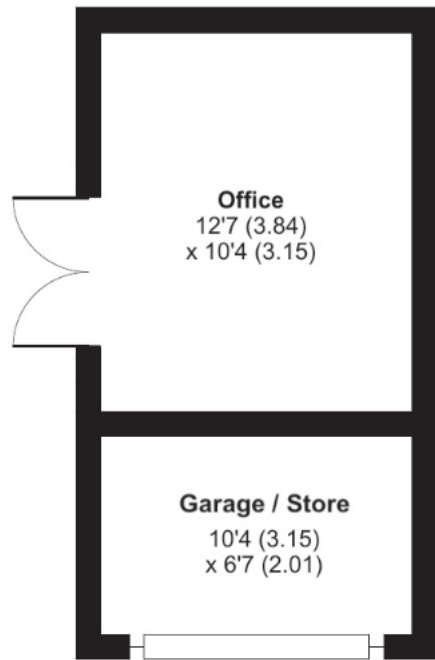
Score	Energy rating	Current	Potential
92+	A		96   A
81-91	B	84   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



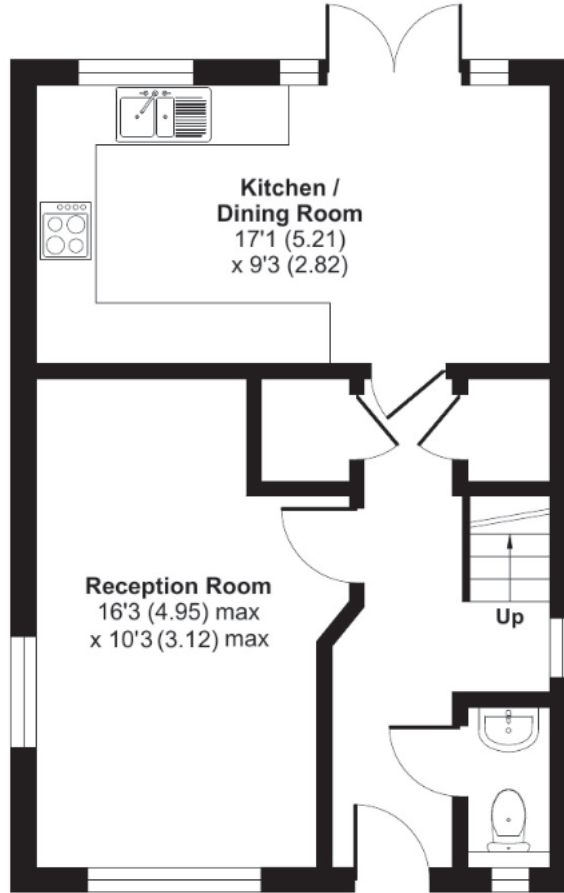
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Approximate Area = 897 sq ft / 83.3 sq m  
 Garage = 68 sq ft / 6.3 sq m  
 Outbuilding = 130 sq ft / 12 sq m  
 Total = 1095 sq ft / 101.7 sq m

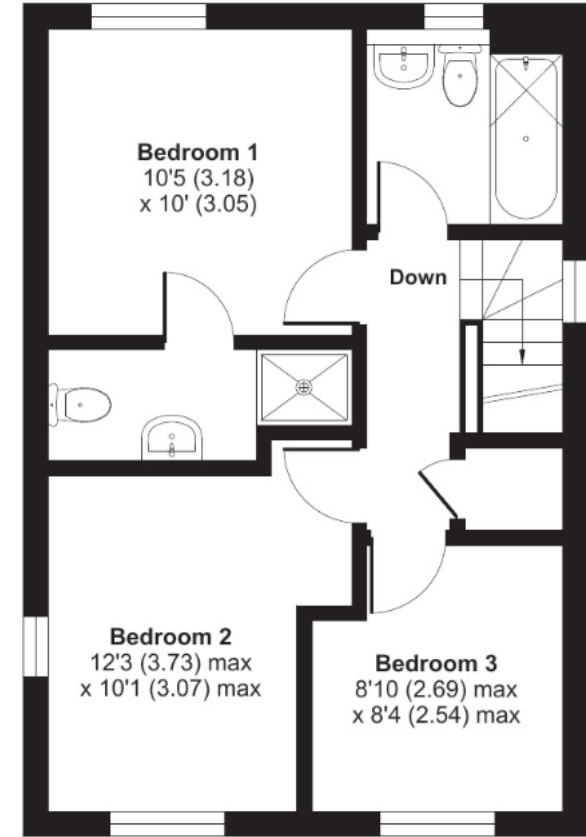
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**GARAGE / OUTBUILDING**



**GROUND FLOOR**



**FIRST FLOOR**



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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