



27 The Village

Clifton-on-Teme, WR6 6EN

Andrew Grant

The Village Stores
Tel. 01886 812303



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27 The Village

Clifton-on-Teme, WR6 6EN

 **4 Bedrooms**  **2 Receptions**  **1 Bathroom**

Freehold / 2,876 sq. ft.

KEY FEATURES:

- Spacious period home
- Ample off street parking
- Large garden
- Beautiful village location
- Established business
- Village convenience store

This is a wonderful opportunity to buy a period, four-bedroom, detached family home with an established business included. Fabulous village location and large gardens.

Situation

Set in the heart of the beautiful village of Clifton-on-Teme, this fabulous family home is a tremendous package. The village has a thriving community with two good eating pubs, church, nursery and primary school. The village also falls into the catchment area for The Chantry High School, which is one of the best secondary schools in the county. The village shop of course, comes with the property so it will be up to you to keep it going.

The surrounding countryside is breath-taking in its beauty and there are many rights of way to explore. There is a golf club at Upper Sapey only 7 minutes' drive away several farm shops locally and it is only 11 minutes to the local riding school, which regularly do adult rides to the pub and back in the summer.

The cathedral city of Worcester is around 20 minutes away by car, with larger supermarkets, high street and boutique shopping, schools, the university and other amenities. The nearest train station is at Worcester or Worcestershire Parkway for London trains, which is about 40 mins drive with the M5 Junction just 30 minutes away.



Description

The front of this property is well known in the village and has been solving people's grocery emergencies since 1850. The smart white front door next to the shop brings you in via a small hallway and into the fabulous living room next to the fireplace, which is the extent of your commute.

The more practical and private family entrance is via the side of the property to a spacious brick-paved drive and turning circle at the back of the house. This is surrounded by low stone walls, with flowering borders and pots.

The semi-glazed front door brings you into a bright and welcoming hallway with an enormous double glazed window allowing light to flood the space, and white wooden stairs with storage beneath, leading up to the first floor landing. Moving to the right, is a door into a spacious dining room which leads to the kitchen and straight ahead, you have a large and comfortable living room.

The dining room is another bright space with a huge window overlooking the back patio/parking and a door leading into a small storage area at the back of the shop. There is plenty of room here for a family dining table and chairs.



Kitchen

The kitchen is a good size and is bright and airy. There is a large, double-glazed window overlooking the back garden with a stainless-steel sink and drainer with mixer tap. Country cupboards line the walls and provide plenty of storage space. There is space here for a washer and dryer, dishwasher, under the counter fridge/freezer and an integrated double oven. The old fireplace in the room has cleverly been made into a feature, with the central heating unit, storage and counter space.



Living room

The living room is a fabulous room with two large windows overlooking the village, letting natural light pour in and high ceilings giving a real feeling of space. There is a wonderful feature fireplace with an original brick and stone hearth and a wood burning stove, and there is plenty of room in here for all the family.





First floor

Up the stairs, brings you to a long landing running the length of the house with Velux windows keeping it bright. There are doors down one side to all four bedrooms, the family bathroom and masses of storage space in the eaves, to the right and rear of the property.

The family bathroom is spacious and well-appointed with a large privacy window, half-tiled walls with decorative mosaic pattern and tiled floors. There is a high-quality white suite comprising a low-level WC, pedestal wash basin with mirror above, boxed in bathtub with mixer tap and a corner, walk-in cubicle shower with power shower.

Bedroom four

This is directly opposite the family bathroom and is a lovely dual aspect room with views down to the village green and over the roof tops at the front of the house to the countryside beyond.



Master and bedroom two

Both of these rooms are in the center of the house and have large windows overlooking the village at the front of the property. They are bright and very generous in size. Both rooms could easily fit a king size bed, with space for a large wardrobe and other furniture with feeling cluttered. Really, they are fantastic.

Bedroom three

This is a charming room at the end of the house, which is just perfect as a child's room or guest bedroom. It will easily fit a small double bed, with room to spare.

Overall, the size of the bedrooms are excellent and present a really homely living arrangement for any family.



Outside

Up the steps from the back parking/patio and you are into sweeping lawns which extend away from you for further than you might think! The gardens are bordered with mature hedges, trees and shrubs and are wonderfully private. There is quite a large garden shed with a paved patio area in front, which is perfect for BBQ's and al fresco dining with friends and family.

The second lawn has a small but lovely summer house, with is ideal for sitting and enjoying a morning coffee in peace and quiet.



The Village Stores

This lovely shop, has been an established part of the community here for over a hundred years. It offers villagers a good choice of essentials, with a range of fruit and veg, drinks, wine and other household items. There are chillers and freezers and a large store room at the back of the shop next to the kitchen, with multiple accesses to and from the main house to make your work as easy as possible. There is also an Outreach Post Office run over two half days in the week, for which a monthly rent is received.

Services

Shared driveway.

Partial double glazing.

Oil-fired central heating, mains electricity, water and sewage.

Broadband.

Council tax band C and B. The retail shop area is valued separately, but mandatory rural relief has been applied to reduce value to nil.



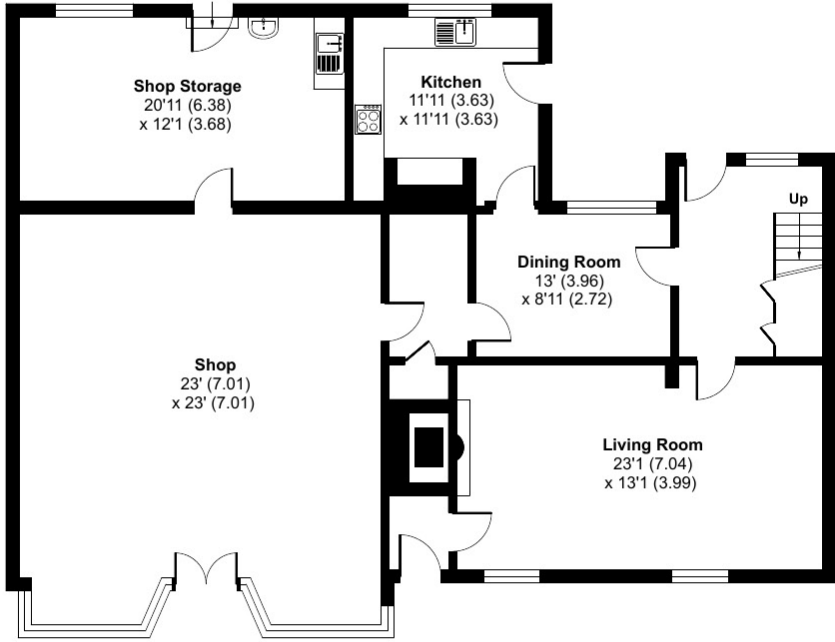
The Village, Clifton-on-Teme, Worcester, WR6

Approximate Area = 2575 sq ft / 239 sq m
 Limited Use Area(s) = 301 sq ft / 28 sq m
 Total = 2876 sq ft / 267 sq m

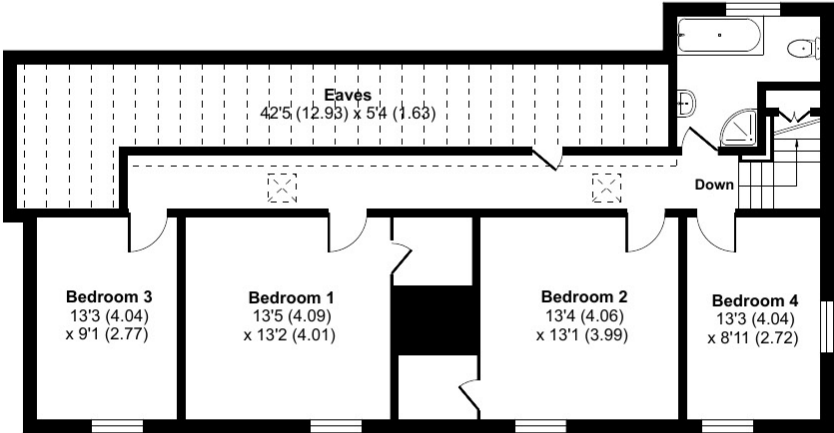
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Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Andrew Grant. REF: 879318



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