



Albion House, Ombersley

Worcestershire | WR9 0DP

**FOX**   
TOWN &  
COUNTRY  
HOMES

## **Albion House, Ombersley, Worcestershire, WR9 0DP**

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A magnificent, substantial, beautiful Georgian property located in the Sought after Village of Ombersley; close to local amenities, fabulous schools and beautiful countryside.

The grandeur of this property is seen immediately from the moment you enter with an imposing staircase which leads you to the fabulous six bedrooms of accommodation. 5 of the bedrooms have ensuite bathrooms which have all been recently modernized to an extremely high standard, as well as the family bathroom.

Natural light pours through this entire property. The spacious Kitchen/Dining area makes the perfect heart of the home; perfect for family gatherings. Access to the rear of the property can be found off the Kitchen to the patio and off-road parking.

A fantastic bay window can be found in the Living Room to the front of the property which allows an abundance of natural light to pour into an extra living space.

To add to the abundance of space already; inclusive of the 6 bedroom, there is a separate annex space with individual entrance way. Perfect for multi-generational living, Air BnB opportunity or Bed and Breakfast. To the rear of the property is patio and a lawned area for





those summer parties. Plenty of off-road parking and double gates add to the high specification and quality of this home.

Services: Mains Electric and Water, Mains Drainage, Oil fired Central Heating

Note to buyers; currently an Airbnb bringing in a very good yield. Available for completion circa July 2023.

#### Administration Deposit:

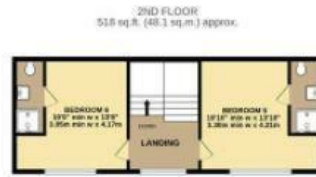
Fox Town and Country Homes requires a £1,000.00 + VAT deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full and retained by Fox Town and Country Homes to cover administration and re-marketing costs of the property.











TOTAL FLOOR AREA: 2740 sq.ft. (254.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>77</b>	<b>England &amp; Wales</b>
		<b>38</b>	EU Directive 2002/91/EC

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