



Woodside, Cockshot Lane

Worcester | Worcestershire | WR7 4JZ



**Woodside, Cockshot Lane,
Worcester, Worcestershire, WR7 4JZ**

An opportunity to acquire this simply stunning property that is situated a short distance from the renowned Village of Inkberrow and amongst the rolling Worcestershire Countryside. Woodside is simply wonderful. Sat on the edge of circa 60 acres of ancient Woodland, Inkberrow is a historical village that is renowned for its pubs, village shop, Post Office, doctors' surgery, primary school, and plenty of other sporting clubs and activities. Further afield, there are more extensive ranges of shops and amenities in Worcester, Stratford upon Avon, and Evesham. The commuter links are fantastic, with easy access onto the M5 and M42 motorways.

Woodside is a unique country residence that dates to the 1960s. The main residence has a plethora of beautiful features, both modern and characterful. The woodwork throughout the entirety of the property is a testament to spectacular workmanship and design. This is immediately recognized as you enter through the oak framed porch which also doubles up as a boot room. The hallway is spacious and leaves an example for the remainder of the property. Through double doors into the kitchen, you are welcomed into the most beautiful oak framed extension with integrated rangemaster appliances and quartz worksurfaces as well as underfloor heating.

All windows throughout the property are triple or double





glazed sash in a sage green which include doors leading to the outside. Two log burners; one which is a Heritage and the other being Panadero accentuate the cosy countryside property feel. There is also a utility room and a cloakroom on the hallway. A beautiful living room has been decorated and crafted to a superb standard with a stunning inglenook fireplace with log burner taking center stage. The ground floor of this property is finished with a superb and spacious family bathroom and two double bedrooms: perfect for versatile living.

The first floor is ascended on a solid oak staircase to find the Master Bedroom which has fantastic storage in the eaves as well as a modern style ensuite bathroom. The landing area is perfect for a dressing area which leads through to another double bedroom which can be very versatile in its use.

The outside doesn't disappoint. An abundance of space surround the property with the plot size circa 0.7 acres. Curved featured walls give the boundary of the property whilst the grandeur of the Calypso electric gates give it the immediate feel when you first arrive. A triple garage which includes a workshop with full electric and lighting; there is also the open carport with an electric car point.

An open gazebo, raised beds, outdoor kitchen with pizza oven and a koi carp pond elevates the outside to a superb level; perfect for the outdoor lovers amongst us. There is





also a gorgeous decking area that houses a hot tub which is situated outside the double doors leading from the open plan living area.

A large outdoor garage which offers the potential to be converted into an annex, office or granny flat, subject to planning permission.

Services; Oil, Septic Tank, Main Water, Mains Electric

Agents Notes: Solar Panels and Hot Tub via separate negotiation

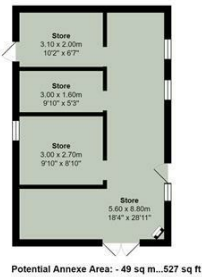
Administrative Deposit:

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. **THIS IS REFUNDABLE**

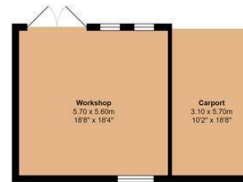




Woodside, Cockshot Lane, Dormston, Kington, WR7 4JZ



Potential Annex Area: - 49 sq m...527 sq ft



Workshop and Carport Area: - 50 sq m...536 sq ft

Total Approx Area: 289.0 m² ... 3111 ft² (excluding to loft)

All measurements of doors, windows, rooms are approximate and for display purposes only.
 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 services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D	56	65	(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 ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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