



Upton Snodsbury | Worcestershire

**FOX**   
TOWN &  
COUNTRY  
HOMES



## Upton Snodsbury, Worcestershire

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A superb opportunity to acquire a wonderful cottage situated in the heart of the sought-after village of Upton Snodsbury. Lying south of Droitwich on the Worcester to Stratford Road; it enjoys a plethora of amenities great and offers great commuter links onto the M5. This area has an abundance of footpaths, perfect for the keen walker to explore and for the dog walkers amongst us.

Nestled in the heart of rural Worcestershire, yet just seven miles from Worcester city center, you'll find life in Upton Snodsbury offers the best of town and country. Dating back to the 7th Century, this attractive village benefits from a thriving community, including a post office and convenience store, The Oak pub, primary school, St Kenelm's Church, village hall and parish park, all surrounded by beautiful rolling farmland.

Linnet Cottage is a quaint, grade II listed black and white cottage that dates to the 17th century. Oozing charm and character are a way to describe just the surface of this home.

As you enter through the front door you are greeted by a spacious hallway which is lined in quarry tiles; this also leads through to the cloakroom, integral garage and Kitchen. The kitchen/breakfast room is fitted with base units which are bright; the oil-fired Rayburn takes centre stage as well as space for an electric oven and









dishwasher. The tiled flooring elevates the finishes whilst the large rear door allows for an abundance of light to come through and the large door leading out onto the rear garden and patio allowing the perfect location for alfresco dining and entertaining on hot summer days.

The dual aspect dining room has wooden block flooring, beautiful part timbered walls which benefit from wattle and daub. Adjoining this is the cosy living room which has a statement inglenook fireplace with a wonderful cast iron Jotul woodburning stove. The original charm and character of this cottage seeps out in this room with the original bread oven and original front door located here.

To complete the ground floor accommodation is the cloakroom with WC and wash hand basin.

The first floor certainly does not disappoint. Four bedrooms, family bathroom, en-suite and WC complete the accommodation. The main two bedrooms are spacious, bright and airy. The master has built in storage cupboard and a modern en-suite bathroom. The second is a spacious dual aspect with stunning views to the front and rear. The main bathroom is a modern white suite with both shower and bath.

This quaint and beautiful property is enhanced by the stunning and mature garden. The abundance of colour









continues from spring into summer with the multitude of bulbs, shrubs and flowers. The impressive horse chestnut tree believed to be over 100 years old takes centre stage to the rear. The gardens are primarily laid to lawn with a shed at the far end and raised flower beds lining the driveway to the front. There is also an integral garage.

Services: Oil Fired Central Heating, Mains Electric, Mains Water, Mains Drainage.

Administrative deposit:

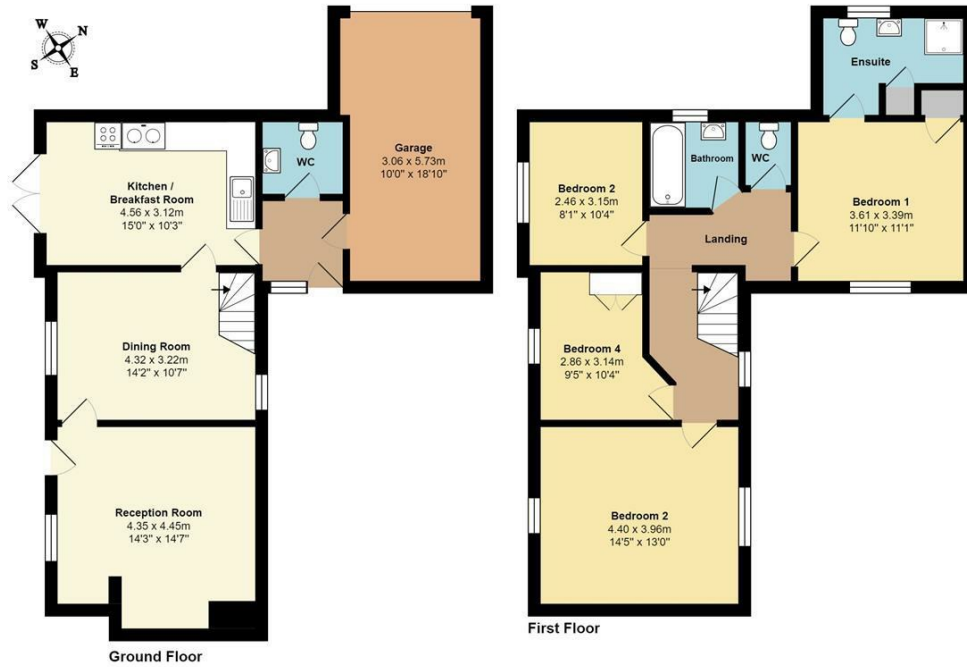
Fox Town and Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full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



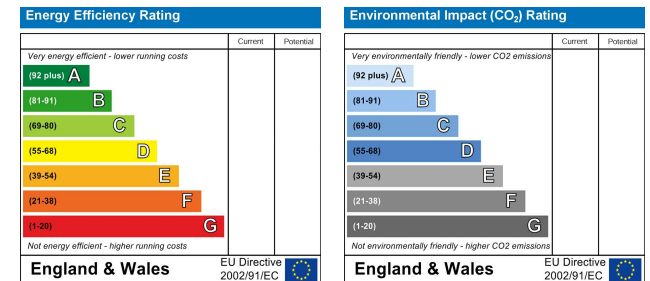




Linnet Cottage, Owls End Lane, Upton Snodsbury, WR7 4NH



Total Approx Area: 125.7 m<sup>2</sup> ... 1353 ft<sup>2</sup> (excluding garage)  
 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.



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