



Broughton Hackett

Worcester | Worcestershire

FOX   
TOWN &  
COUNTRY  
HOMES

## Broughton Hackett, Worcester, Worcestershire

- Charming Country residence
- Sought after village
- Solar panels
- Fabulous country walks
- Spacious accommodation of 1,507 sq.ft
- Characterful interiors with a warm, inviting atmosphere
- Interiors showcase exposed beams and floorboards
- Large sitting room with a log burning stove
- Separate dining room
- Conservatory/garden room
- Modern kitchen/breakfast room
- Ground floor Japanese style Jacuzzi bath/shower room
- Walk to local country pub
- Shops nearby
- South facing mature gardens, Japanese Maple and Walnut Trees
- Private patio area
- Off-road parking - EV charge point
- Field opposite house provides excellent opportunity for off-lead dog walking
- Numerous scenic countryside walks nearby, including the popular Millenium Way
- Within walking distance of the March Hare Pub, famous for excellent carveries and hospitality

Discover this unique country residence, offering spacious accommodation of 1,507 sq.ft, perfect for both family living and entertaining. With characterful interiors and a warm, inviting atmosphere, this home is a true gem in a fabulous setting.





Manor Cottage showcases lovely interiors with exposed beams, adding character to every room. A large sitting room featuring a log burning stove, exposed floorboards, and stunning doors that enhance the character of the home. The dining room is perfect for gatherings, with doors that lead out to the beautifully maintained gardens, creating a seamless indoor-outdoor flow. Flowing from the dining room, the bright conservatory/garden room offers a lovely space to relax and enjoy views of the garden throughout the seasons.

The contemporary kitchen is designed with fitted wall and base units, modern appliances, and a generous pantry, making it a great space for the cook of the house.

A thoughtfully placed ground floor bathroom adds convenience and flexibility, ideal for future-proofing your living arrangements if required.

On the first floor are three well-appointed bedrooms, two of which are doubles, featuring exposed ceiling and wall beams that enhance the character of these rooms.

A modern shower room services the bedrooms, providing a stylish and functional space.

The property has mature gardens, with vibrant spring and summer flower beds, as well as evergreens that offer year-round colour.

A private patio area provides the perfect setting for outdoor dining and entertaining, allowing you to enjoy the gardens and your surroundings.

**Off-Road Parking.** The residence includes off-road parking for several cars.

This unique country residence combines character, comfort, and functionality in a lovely setting. With its beautiful interiors, private gardens, and convenient amenities, it is the ideal home for those seeking a country-style lifestyle.

The village of Crowle is nearby, and has all the requirements and benefits of an active rural community. The village shop is run by local volunteers full of community spirit and the popular local pub completes





the social aspect of rural life. Being only 6 miles from the city of Worcester, your sports and schooling needs are conveniently close but the quiet rolling countryside surrounding Crowle is right on your doorstep.

The county town and cathedral city of Worcester, lying on the banks of the River Severn, is characterised by one of England's great cathedrals, its racecourse, county cricket ground and university. Crowle has a thriving village primary school, a small 3-minute walk from the property as well as a village hall with a timetable full of activities including a playing field and tennis courts. The village also has the additional benefit of a post office and garage.

Agents Note - All mileages are approximate.

In Worcester on the London road, a mere 10-minute drive away is Waitrose which benefits from a modern Champagne/Wine Bar and a fresh sushi bar.

The M5 motorway, Junction 6 provides ready access to Birmingham and the surrounding industrial and commercial areas as well as the M42 and is only a short 6-minute drive from the village.

Kings School Worcester and RGS Worcester - private schooling. Crowle has C of E Primary School. Upton Snodsbury C of E.

Birmingham International Airport and the M40 for onward travel to London. The M5 south also provides for commuting to Cheltenham, Gloucester, and Bristol.

Tax Band C

Mains Water and Electricity

Mains Drainage

LPG

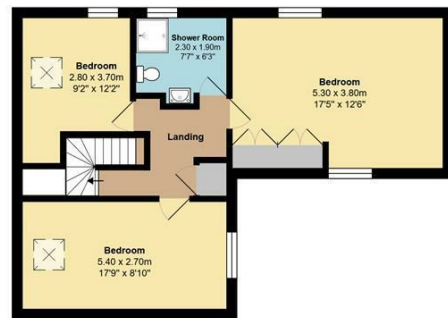
Administrative Deposit:

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 UPON COMPLETION**



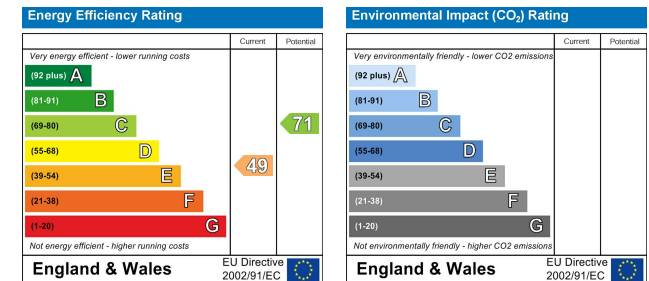


Manor Cottage, Broughton Hackett, WR7 4BB



Total Approx Area: 140.0 m<sup>2</sup> ... 1507 ft<sup>2</sup>

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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