



EARLS CROOME  
SCHOOL  
A.D. 1853

**Allan Morris**  
estate agents

**Church Lane, Earls Croome,  
Worcestershire.**

## The Old School, Church Lane, Earls Croome, Worcestershire. WR8 9DE Features

- Substantial 4 Bedroom detached family home
- Former Village School dating back to 1855
- Large open-plan Reception Room
- Conservatory/Garden Room to rear
- Kitchen/Dining Room with Aga
- Master Bedroom with En-Suite
- Mature well maintained large garden
- Ample parking + detached double Garaging

'The Old School' is a large imposing four bedroom detached family home, formerly the Village School, situated within this sought after area, within easy reach of Upton and Worcester.

Accommodation briefly comprises: Covered Entrance Porch into Hallway and door giving access into open-plan Sitting Room/Dining Area, initially with wood flooring, leading to lower level with feature fireplace (currently housing a gas fire, but ideal for a woodburner), Office/Study off with views to the rear garden, access into Garden Room/Conservatory with flagstone flooring, feature gas fire and two sets of double opening doors to rear garden, large fitted Kitchen/Breakfast Room with granite work surfaces over and Aga, access into Utility and W.C. and access to rear garden. On the first floor: Four Bedrooms (3 double and 1 single) as follows: Master Bedroom to front elevation overlooking meadow, Church and fields beyond, En-Suite with double fitted shower, further walk-in Dressing Room/Storage Area, Bedroom 2 with views to the side and the Church with fitted wardrobes, two further Bedrooms and additional Shower Room.

Outside: To the front the property is approached via a gate and pathway, with a mature lawned garden. The pathway continues to the side and rear to a large established area of lawn, with mature trees, shrubs, bushes and Summer House. To the far end of the property there is further lawned area with greenhouse and sheds. Additionally a lean-to ideal for log storage, etc., detached double Garaging and ample off road parking.

### LOCATION:

'The Old School' is situated within this highly sought after village of Earls Croome, close to the Village Hall, St. Nicholas Church and very easy access to Upton, which is approximately 1.8 miles away, offering further amenities, schooling, etc. and Worcester City being approximately 9 miles away. Easy access can be gained to both the M5 and M50 motorways and the property is also located within 15 minutes drive of 3 mainline train stations at Ashchurch, Pershore and Worcestershire Parkway.





### Directions:

From Worcester City centre proceed out along the A38 Bath Road, passing straight over the first traffic island and straight on over the second traffic island, signposted for Kempsey. Continue along through the villages of Clifton and Severn Stoke along the A38. At the roundabout take the 1st exit onto the A4104 and turn left onto Church Lane. Follow the road along and turn left into Earls Grange, where 'The Old School' will be found on the right hand side and parking is to the rear.

WAM 7240

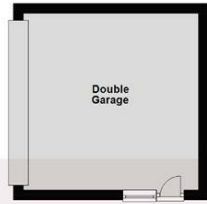


### Useful Information:

Tenure: Freehold

EPC Rating: E

Council Tax Band: F



# Allan Morris



Total area: approx. 217.7 sq. metres (2343.3 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

## Floorplan Measurements:

### UTILITY:

12'5" maximum x 12'1"

### KITCHEN / BREAKFAST ROOM:

19'8" x 12'1"

### SITTING ROOM / DINING AREA:

32'9" x 16'0" overall

### OFFICE:

12'9" x 7'2"

### CONSERVATORY:

21'7" x 11'9"

### BEDROOM 2:

13'1" x 11'9"

### BEDROOM 3:

13'1" x 9'6"

### BEDROOM 4:

13'1" x 8'10"

### MASTER BEDROOM:

19'4" maximum x 16'4"

### EN-SUITE:

9'10" x 5'6"

### WALK-IN DRESSING AREA / STORAGE:

8'2" x 6'6"

### SHOWER ROOM:

7'10" x 7'2"

### DOUBLE GARAGE:

17'8" x 17'0"

## General Information:

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. MEASUREMENTS: Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully. FIXTURES AND FITTINGS: All items not specifically mentioned within these details are to be excluded from the sale. SERVICES: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these, or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

## Contact us:

Address:

32 Sidbury, Worcester, WR1 2HZ