



**Allan Morris**  
estate agents

**Upper Battenhall, Worcester.**



## Steel Barn, Middle Battenhall Farm, Upper Battenhall, Worcester. WR7 4RU

### Features

- Stunning contemporary family home
- Accommodation totalling approx. 3,166 sq.ft.
- Option to create a self contained Annexe, if required
- Generous plot of approximately 1 acre
- Unique and convenient location
- Energy future proofed
- NO ONWARD CHAIN

A unique and stunning contemporary detached family home, situated in a wonderful location, offering a mix of city and country living and benefiting from generous gardens all in all approximately 1 acre.

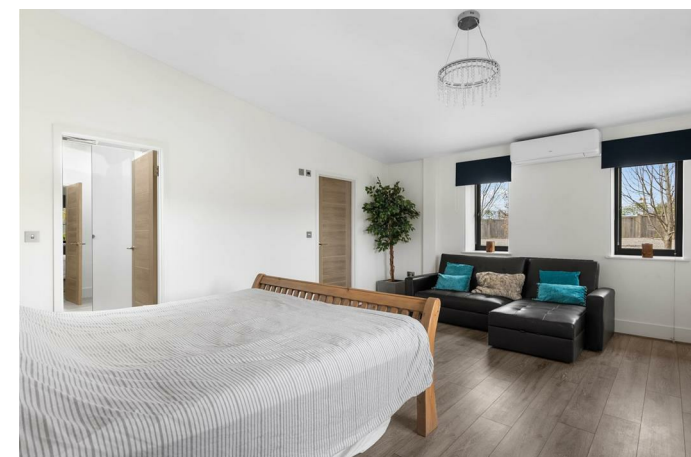
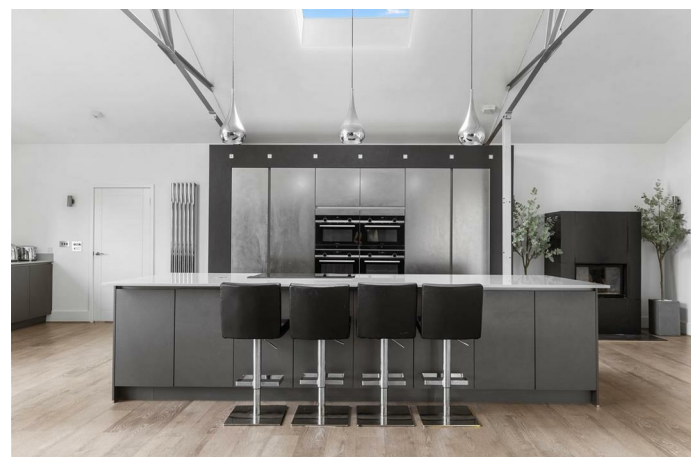
Accommodation briefly comprises: Spacious open-plan Lounge/Kitchen/Diner with integral appliances to include two double ovens, steam and conventional microwaves, hob with pop up extractor, fridge freezer, dishwasher, wine cooler and washing machine, Master Bedroom with Dressing Room and En-Suite Bathroom, three further Bedrooms all equipped with En-Suite Bathrooms, Utility Room, Shower Room and further Gym/Cinema/Office.

Outside: Driveway, generous gardens to include patio area and orchard, totalling approximately 1 acre.

#### LOCATION:

The property is located in the unique Middle Battenhall area, surrounded by countryside, yet within walking distance of everything the City has to offer, as well as affording quick access to Junction 7 of the M5 motorway and the Worcestershire Parkway Railway Station, with direct rail links to Birmingham and London. The property falls into a popular school catchment and there are a number of amenities particularly close to hand, to include Waitrose Supermarket. Also within easy reach are the highly popular Kings School and Royal Grammar School in Worcester, all located within a couple of miles of the property.

AGENT'S NOTE: The orchard area of the property is subject to an Overage Clause.







### Directions:

From Worcester City centre proceed out along the London Road. Continue up the hill and turn right into Battenhall Road. Continue along Battenhall Road for approximately one mile and bear left into Battenhall Rise. Continue along for a short distance bear left under bridge. After approximately 100 yards the property can be located, as indicated by our For Sale board.

What 3 words: wisely.trail.crate

WAM 7243

Further key features

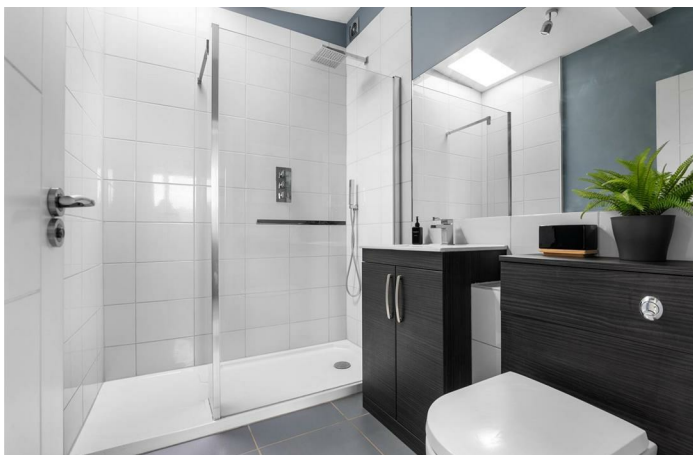
- \* 12ft long granite Kitchen Island
- \* Rear area of house created for easy switch to separate annexe if required
- \* Classic interior Kitchen
- \* Air conditioning on western side of property
- \* Air source heat pump
- \* Solar panels and battery storage
- \* Fast fibre broadband
- \* Hot Tub
- \* CCTV
- \* Large concrete Contura woodburner
- \* Storage cupboards

### Useful Information:

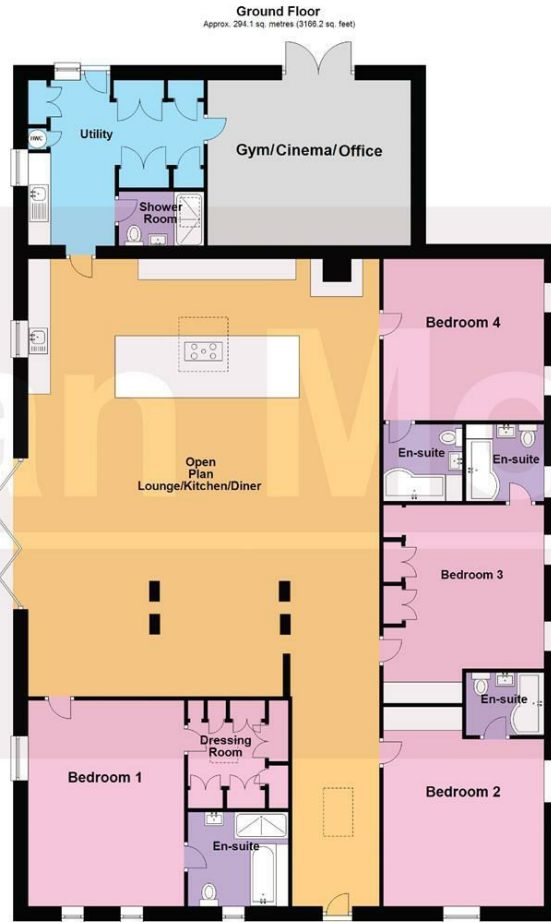
Tenure: Freehold

EPC Rating: B

Council Tax Band: G







Total area: approx. 294.1 sq. metres (3166.2 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:

LIVING AREA:  
39'4" x 31'2"

BEDROOM 1:  
18'1" x 13'9"

DRESSING ROOM:  
8'9" x 9'6"

EN-SUITE BATHROOM:  
8'8" x 8'2"

BEDROOM 2:  
17'7" maximum 14'8" minimum x 14'3"

EN-SUITE:  
6'9" x 5'6"

BEDROOM 3:  
17'6" maximum 14'5" minimum x 14'3"

EN-SUITE:  
6'9" x 6'9"

BEDROOM 4:  
14'4" x 14'3"

EN-SUITE:  
6'9" x 6'9"

UTILITY:  
15'7" maximum 7'8" minimum x 14'9"

GYM/CINEMA/OFFICE:  
18'1" x 14'9"

SHOWER ROOM:  
7'6" x 5'6"

## 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:

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