



Allan Morris
estate agents

**Drury Lane, Martin
Hussingtree, Worcester.**

Kingsleigh House, Drury Lane, Martin Hussingtree, Worcester. WR3 8TD

Features

- Spacious family home totalling approx. 0.34 acre
- 5 Generous Bedrooms
- Large driveway and double Garage
- Views over open countryside
- Popular and convenient location
- **NO ONWARD CHAIN**

A fantastic opportunity to acquire a most spacious five bedroom detached family home, enjoying generous gardens of approximately 0.34 acre, situated in the quiet and convenient village of Martin Hussingtree, ideally placed for access to both Worcester, Droitwich and transport links.

Accommodation briefly comprises: Entrance Hall, downstairs Cloakroom, Snug, Living Room, Dining Room, Breakfast kitchen, Utility Room and Conservatory. On the first floor: Master Bedroom with En-Suite Shower Room, four further generous Bedrooms, Family Bathroom and Landing/Study Area.

Outside: To the front is a generous driveway providing parking for several vehicles and access into double Garage. To the rear are generous gardens backing onto open countryside.

LOCATION:

The property is situated in the small village of Martin Hussingtree located midway between the City of Worcester and the town of Droitwich. Within the village itself is a Church and popular Public House. The location falls into a popular school catchment and is ideal for those requiring easy access to transport links with Junctions 5 and 6 of the M5 motorway within easy reach, as well as Worcestershire Parkway Railway Station, offering direct rail access to both London and Birmingham.





Directions:

From Worcester City centre proceed out along the A38 in the direction of Droitwich and into the village of Fernhill Heath. Continue through the village until you reach Martin Hussingtree. Immediately after the traffic lights, turn left into Drury Lane, follow the road round to the right where Kingsleigh House can be found on the left hand side, as indicated by our For Sale board.

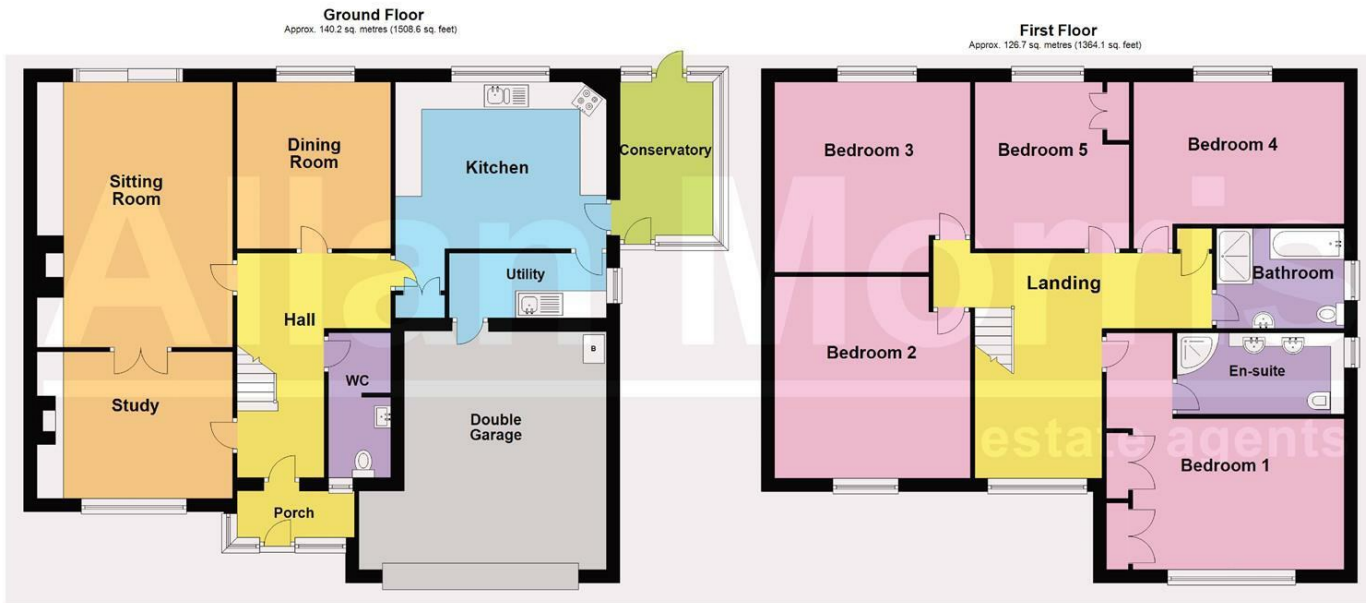
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Useful Information:

Tenure: Freehold

EPC Rating: D

Council Tax Band: G



Total area: approx. 266.9 sq. metres (2872.8 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.

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.

Floorplan Measurements:

LIVING ROOM:

19'7" x 14'9"

SNUG:

14'5" x 10'9"

DINING ROOM:

12'4" x 11'4"

BREAKFAST KITCHEN:

15'7" x 18'3" maximum 13'1" minimum

UTILITY ROOM:

11'6" x 4'8"

CONSERVATORY:

11'5" x 7'0"

BEDROOM 1:

18'0" max 11'6" min x 17'3" max (rear of wardrobe)

EN-SUITE SHOWER ROOM:

12'0" x 6'1"

BEDROOM 2:

14'5" x 15'1"

BEDROOM 3:

14'5" x 14'2"

BEDROOM 4:

15'7" x 10'8"

BEDROOM 5:

12'4" x 11'4"

LANDING/STUDY AREA:

16'7" x 9'3"

FAMILY BATHROOM:

9'5" x 4'5"

DOUBLE GARAGE:

18'3" x 17'4" maximum 15'8" minimum

Contact us:

Address:

32 Sidbury, Worcester, WR1 2HZ