



Allan Morris
estate agents

**Post Office Lane, Kempsey,
Worcester.**

Dove Cottage, Post Office Lane, Kempsey, Worcester. WR5 3NS

Features

- Detached and spacious period family home
- 5 Bedrooms
- 4 Reception Rooms
- Potential to create Annexe accommodation, if required
- Generous well tended gardens, driveway and double Garage
- Sought after village location

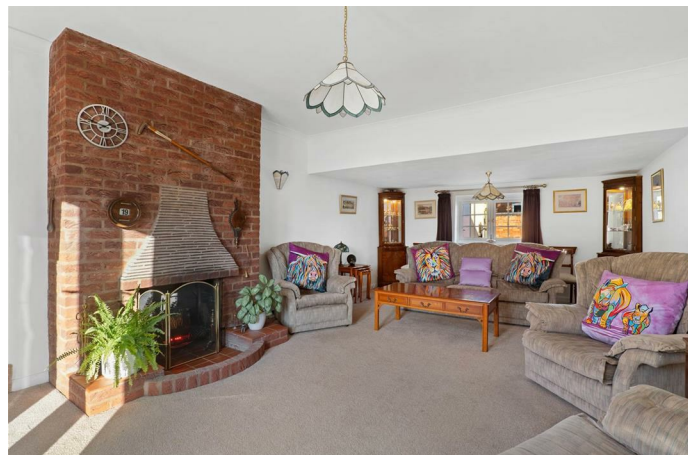
A most characterful and spacious five bedroom detached period home, benefiting from flexible accommodation, ideal for the creation of Annexe accommodation, if required. The property is situated in the popular village of Kempsey, affording easy access back to Worcester City and motorway links.

Accommodation briefly comprises: Entrance Hall, downstairs Cloakroom, Kitchen/Breakfast Room, Snug, Dining Room, Living Room, Sitting Room, Utility Room, downstairs Shower Room and downstairs double Bedroom. On the first floor: Master Bedroom with En-Suite Bathroom, three further Bedrooms and Family Bathroom.

Outside: Glorious and well tended private garden, driveway providing parking for several vehicles and attached double Garage. The property also benefits from a useful Cellar.

LOCATION:

The property is located in the highly popular village of Kempsey, offering a wide range of amenities to include several Public Houses, popular Primary School, Convenience Store and Doctor's Surgery, as well as being excellently placed for access back to Worcester City, motorway links via Junction 7 of the M5 and the Worcestershire Parkway Railway Station.

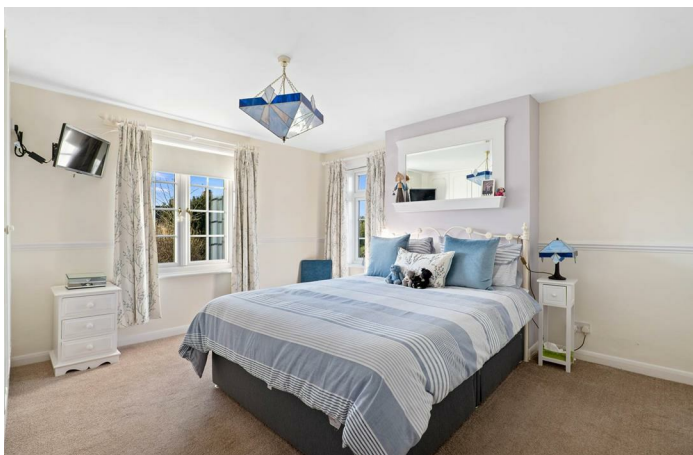




Directions:

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 into the heart of the village and turn left into Post Office Lane, where Dove Cottage can be found on the left hand side, as indicated by our For Sale board.

WAM 7221

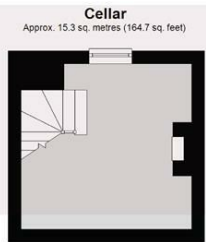
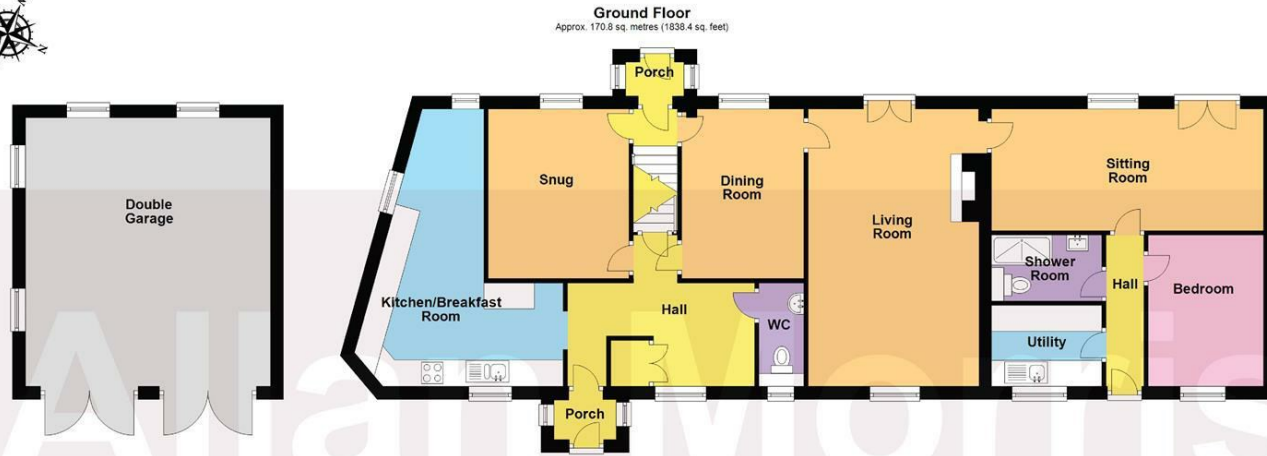


Useful Information:

Tenure: Freehold

EPC Rating: D

Council Tax Band: F



Total area: approx. 257.1 sq. metres (2767.4 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:

DINING ROOM:
12'11" x 9'4"

LIVING ROOM:
21'4" x 13'2"

SITTING ROOM:
20'10" x 9'3"

DOWNSTAIRS DOUBLE BEDROOM:
11'7" x 8'9"

UTILITY ROOM:
8'5" x 6'2"

SNUG:
12'11" x 10'9"

KITCHEN / BREAKFAST ROOM:
21'1" maximum x 16'9" maximum

MASTER BEDROOM:
13'2" max (to rear of wardrobe) x 13'2"

BEDROOM 2:
12'11" x 11'1"

BEDROOM 3:
9'8" x 9'4"

BEDROOM 4:
11'6" maximum 9'1" minimum x 7'7"

DETACHED DOUBLE GARAGE:
21'6" x 18'0"

Contact us:

Address:

32 Sidbury, Worcester, WR1 2HZ

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.