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**Allan Morris**  
estate agents

**BADGERS END**  
Farm Lane Holt Heath

 **MAYFAIR**  
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# BADGERS END COTTAGE, BADGERS HOLT HEATH. WORCESTERSHIRE. WR6 6NQ

'Badgers End' offers versatile accommodation and benefits from gardens of approximately half an acre, situated along a quiet no through lane on the edge of the village of Holt Heath and enjoying far reaching views of the surrounding countryside.

Accommodation briefly comprises: Entrance Hall, downstairs Shower Room, Family Room, Sitting Room, Study, spacious open-plan Kitchen/Dining Room and Utility Room. On the first floor: Five double Bedrooms and Family Bathroom.

Outside: The property benefits from driveway and gardens of approximately half an acre and several useful outbuildings to include Home Office, two sheds and polytunnels.



The property is entered via part obscure glazed solid wood door, providing access into:

## ENTRANCE HALL

With window to side aspect, ceiling light points, radiator, under stairs cupboard, further cupboard with window to side aspect providing useful storage space, cupboard housing the hot water tank and door to:

## DOWNSTAIRS SHOWER ROOM

Fitted with low level W.C., wash hand basin with mixer tap over and cupboard space under, fully tiled double shower cubicle, obscure windows to rear aspect, recessed ceiling light points, vinyl floor.

## FAMILY ROOM 18'0" X 13'1"

The centrepiece of which being a log burner, windows to front aspect, ceiling and wall light points, radiator, television aerial point.

## SPACIOUS OPEN-PLAN KITCHEN / DINING ROOM

Initially into:

### KITCHEN AREA 23'1" X 9'8"

Fitted with a matching range of base and wall mounted units, incorporating single drainer sink unit with mixer tap over, tiled splash back, space and plumbing for dishwasher, space for fridge, space for fridge/freezer, space for range cooker, recessed ceiling light points, under lighting and archway through to:

### DINING ROOM 17'6" X 13'7"

With log burner, windows to rear and side aspect, recessed ceiling light points, television aerial point, double opening double glazed doors providing access out to garden and door to:

## UTILITY ROOM 13'7" X 7'8"

Fitted with wooden base units, incorporating stainless steel single drainer sink unit, Worcester oil fired central heating boiler, space and plumbing for washing machine, recessed ceiling light points, window to rear aspect, and part glazed wooden door providing access to driveway.

## STUDY 9'10" X 8'3"

With window to side aspect, ceiling light point.

## MAIN SITTING ROOM 19'9" X 18'1"

The centrepiece of which being a log burner with Inglenook style fireplace with tiled hearth and solid oak mantle over, windows to front and side aspect, wall light points, two radiators, television aerial point.

From Entrance Hall stairs with window to side aspect, rise to:

## FIRST FLOOR

### SPACIOUS LANDING AREA

With space for a multitude of uses (if required), window to front aspect with view over fields and with a glimpse of Abberley Tower, recessed ceiling light points, radiator, wall light point, skylight window to front aspect and door to:

### MASTER BEDROOM 15'7" X 11'2"

With window to rear aspect, ceiling light point, radiator, hatch to loft space.

### BEDROOM 2 19'9" MAXIMUM X 10'4" MAXIMUM

With two windows to front aspect, radiator, ceiling light point.

### BEDROOM 3 14'10" X 11'8" MAXIMUM 8'10" MINIMUM

With two windows to side aspect, ceiling light point, radiator.

### BEDROOM 4 13'8" X 9'5"

Dual aspect with windows to rear and side aspect, ceiling light point, radiator.

### BEDROOM 5 13'8" X 9'4"

With windows to side and rear aspects, ceiling light point, radiator.

Down the far end of the property servicing Bedrooms 3, 4 and 5 is a:

### CLOAKROOM

Fitted with low level W.C. And wall mounted wash hand basin with mixer tap over, light point, extractor fan.

### FAMILY BATHROOM

Fitted with low level W.C., pedestal wash hand basin, bath and separate shower cubicle, fully tiled walls, recessed ceiling light points, obscure window to side aspect, radiator.

### OUTSIDE:

To the front is generous driveway, providing off road parking for several vehicles to the front and side.

To the very front is gateway and pathway leading to Covered Porch Area with lighting and access down the right hand side of the property.

To the left hand side of the property, where the main part of the driveway is, is access to:

### DETACHED TIMBER CONSTRUCTED GARAGE

With double opening doors, windows to side and pedestrian door.

There is a further Porch Area with outside light and access into the side of the property.

The rear garden is of a generous size and abuts open countryside. Initially is raised patio seating area with lighting and useful outside tap.

The garden is largely laid to lawn with a number of mature trees and shrubs and is split into two separate sections, to include formal garden and separate paddock, which is accessed via five bar gate and within the paddock is the benefit of vegetable patch. There are also two sheds and two polytunnels.

The real advantage is the versatile timber constructed:

### HOME OFFICE/POTENTIAL ANNEXE 23'4" X 13'1"

Currently used as a Gym, but would serve as an ideal Home Office/Potential Annexe. For those looking to work from home, or various other uses, with power and lighting. There is also a decked area to the front and vegetable patch.

### AGENT'S NOTE:

The Sewage Treatment Plant is due to be updated to current regulations, by the current vendors.

**Sidbury House, 32 Sidbury, Worcester WR1 2HZ Tel: 01905 612 266**

**[www.allan-morris.co.uk](http://www.allan-morris.co.uk)     [worcester@allan-morris.co.uk](mailto:worcester@allan-morris.co.uk)**

#### 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. TENURE: We understand the property is offered for sale FREEHOLD. 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.

Offices throughout Worcestershire

