



**Allan Morris**  
estate agents

Station Road, Wadborough,  
Worcestershire



**Oakfield, Station Road, Wadborough,  
Worcestershire. WR8 9HA**

- Stunning newly refurbished family home
- Plot of approximately just under 1 acre
- 4 Bedrooms & 2 Bathrooms
- Stunning open plan Kitchen/Dining/Living area
- Convenient quiet village location
- NO ONWARD CHAIN

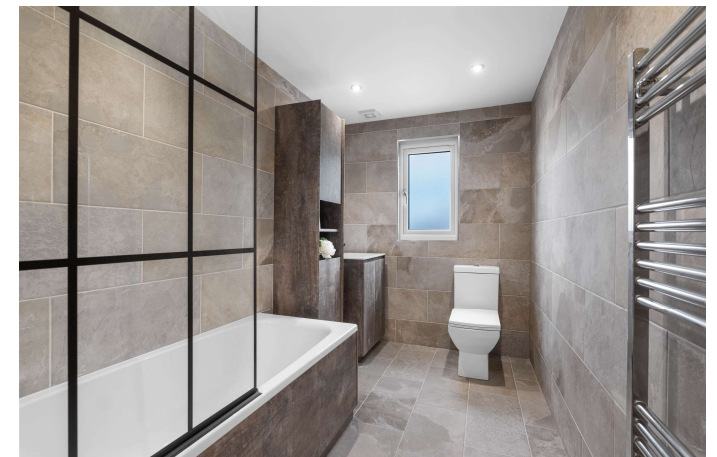
A newly refurbished and extended four bedroom detached family home, offering fabulous contemporary accommodation and enjoying generous gardens of approximately just under 1 acre.

Accommodation briefly comprises: Reception Hall, downstairs Cloakroom, fabulous open-plan Kitchen/Dining/Living Room, Sitting Room, Utility Room, Master Bedroom with Dressing Room and En-Suite Shower Room, Guest Bedroom. On the first floor: Two further double Bedrooms and Family Bathroom.

Outside: To the front is generous driveway. To the rear are fabulous gardens.

**LOCATION:** The property is located in the small quiet village of Wadborough, ideal for those seeking village living, but needing easy access to transport links. The village sits within 2 miles of the Worcestershire Parkway Railway Station, with direct rail links to Birmingham and London. Also within easy reach is Junction 7 of the M5 motorway, also within 3 miles. Within the village itself is a popular Public House and the location also falls into a popular school catchment for both Primary and Secondary education.

**Agents Note:** The property is subject to an overage clause.







## Directions

From Worcester City proceed out along the A44 towards Pershore, passing through Stoulton and into Drakes Broughton. Take a right hand turn into Mill Lane and continue along for approximately a mile and a half before arriving in the village of Wadborough. At the 'T' junction turn right into Station Road and continue along where 'Oakfield' can be found on the right hand side, before you reach the Masons Arms Public House.

WAM 7230

## Useful Information

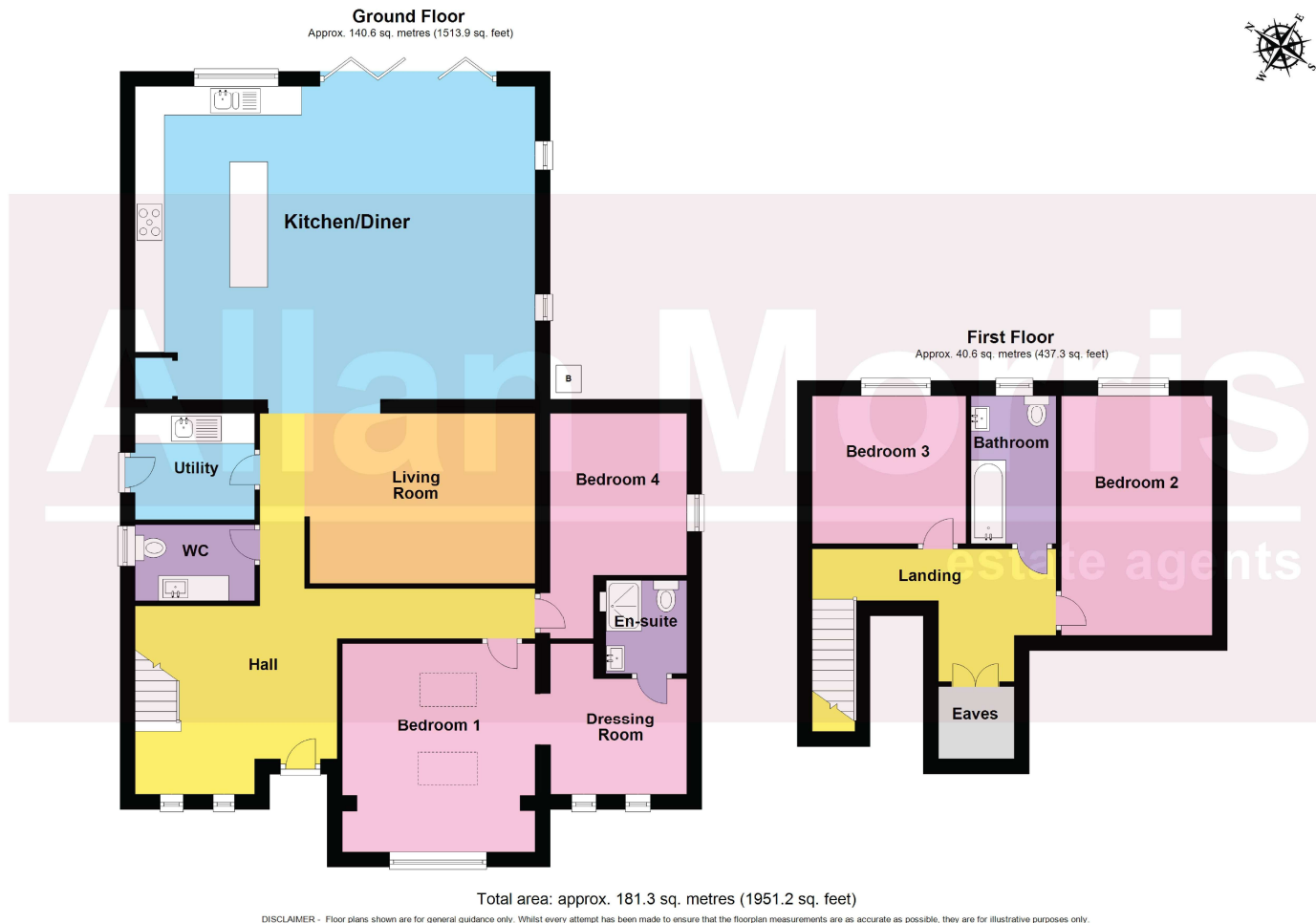
Tenure: Freehold

EPC Rating: D

Council Tax Band: E







## Floorplan & Measurements

KITCHEN/LIVING/DINING ROOM:

26'2" X 20'1"

SITTING ROOM:

14'8" X 11'2"

UTILITY ROOM:

7'8" X 7'0"

RECEPTION HALL:

13'2" x 12'4" maximum 11'5" minimum

BEDROOM 1:

13'7" X 12'6"

DRESSING ROOM:

9'8" maximum 7'8" minimum X 8'8"

EN-SUITE SHOWER ROOM:

6'2" X 5'2"

BEDROOM 2:

15'2" maximum 10'6" minimum x 8'7"

BEDROOM 3:

15'7" X 9'9"

BEDROOM 4:

10'1" X 9'8"

BATHROOM:

9'7" X 5'6"

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 our 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 advised to verify all the dimensions carefully. Fixtures & 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.

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