



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP

# Bowling Green Cottage, Hillside, Martley, Worcestershire. WR6 6QW

Offers In Region Of £765,000

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'Bowling Green Cottage' is situated within this beautiful area of Martley Hillside, offering huge potential, together with access back to Worcester City and major transport links.

Accommodation briefly comprising: Entrance Hall, large Sitting Room, good size Kitchen/Dining Room with large Utility off, Cloakroom. From Hall is Master Bedroom with Dressing Area and En-Suite, four further Bedrooms and Family Bathroom.

Outside: Approached via driveway to ample parking and covered Carport. There are substantial formal gardens to the front with an area of flat garden, with a further detached Summer House. To the rear is a further garden and patio area and pathway leading to an area of woodland.

**Sitting Room** - 5.6m x 4.9m (18'4" x 16'0")

**Kitchen/Breakfast Room** - 5.4m x 3.6m (17'8" x 11'9")

**Utility Room** - 4.5m x 2.3m (14'9" x 7'6")

**Family Room** - 5.5m x 5m (18'0" x 16'4")

**Master Bedroom Suite** - 4.2m x 7.9m (13'9" x 25'11")

**En-suite** - 5.2m x 2.1m (17'0" x 6'10")

**Bedroom 2** - 4.2m x 3.6m (13'9" x 11'9")

**Bedroom 3** - 4m x 3.6m (13'1" x 11'9")

**Bedroom 4** - 4m x 3.9m (13'1" x 12'9")

**Bedroom 5** - 3.7m x 3.2m (12'1" x 10'5")

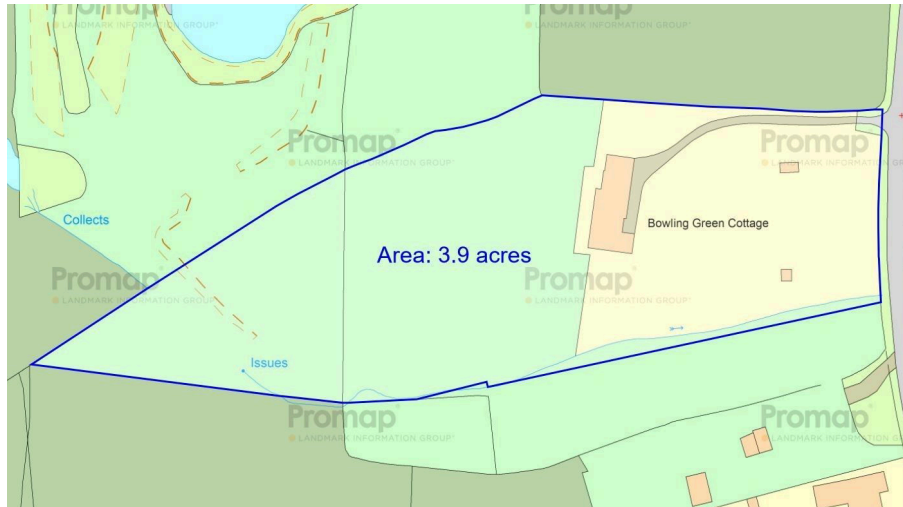
**Summer House** - 5.3m x 2.9m (17'4" x 9'6")





Total area: approx. 224.0 sq. metres (2410.9 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.

- 5 bedroom detached Bungalow
- Large Sitting Room with woodburner
- Sought after rural location
- Far reaching views
- Excellent local schooling
- Approx. 3.9 acres to include gardens & woodland to rear
- Offering huge potential
- Council Tax Band G



| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         |           |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   |                         | 74        |
| (55-68) <b>D</b>                                   | 58                      |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |