



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Home Farm Cottage, Pensax, Stockton, Worcestershire. WR6 6XJ

£525,000

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A most interesting flexible character property, located in a wonderful rural location, benefiting from highly popular school catchment.

Accommodation briefly comprises: Porch, spacious Living Room, Kitchen/Diner and downstairs Bedroom with En-Suite Shower Room. On the first floor: Three Bedrooms and Family Bathroom. Annexe accommodation: Open-plan Lounge/Kitchen/Diner, further Bedroom and En-Suite Shower Room.

Outside: Generous driveway and delightful fully enclosed private gardens.

LOCATION: The property is located in the small village of Pensax, surrounded by glorious countryside and a Public House and Church. Within close proximity are a number of popular Primary Schools and the village also falls into the highly popular Chantry Secondary School catchment.

Living Room: - 6.38m x 4.5m (20'11" x 14'9")

Kitchen / Diner: - 7.14m max x 4.44m max (23'5" max x 14'7" max)

Downstairs Bedroom: - 3.43m x 2.57m (11'3" x 8'5")

En-Suite: - 2.57m x 0.94m (8'5" x 3'1")

Bedroom 1: - 4.5m x 2.74m (14'9" x 9'0")

Bedroom 2: - 3.25m x 2.84m (10'8" x 9'4")

Bedroom 3: - 3.25m x 1.52m (10'8" x 5'0")

Bathroom: - 2.84m x 1.96m (9'4" x 6'5")

Annexe: Lounge/Diner/Kitchen: - 6.81m x 3.45m (22'4" x 11'4")

Annexe: Bedroom: - 3.96m x 1.65m (13'0" x 5'5")

Annexe: En-Suite: - 2.74m x 1.3m (9'0" x 4'3")





- Attached period property
- 4 Bedrooms
- Annexe accommodation with further Bedroom
- Driveway
- Private gardens
- Sought after village location
- Popular school catchment
- Council Tax Band: D

