



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Hillview Cottage, Ankerdine Hill, Knightwick, Worcestershire. WR6 5PW

£585,000

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Situated in an enviable idyllic location with stunning far reaching views over the Teme Valley countryside, 'Hillview Cottage' is a beautifully presented four bedroom semi detached family home, located in the popular village of Knightwick.

Accommodation briefly comprises: Porch, Kitchen, Dining Room, Inner Hall, downstairs Cloakroom, Study, Living Room and further Inner Hallway. On the first floor: Master Bedroom with En-Suite Shower Room, three further Bedrooms and Bathroom.

Outside: There is the benefit of 2 driveways and detached double Garage with Store Room/Office over, offering potential for conversion to Annexe/Holiday Let (subject to Planning Permission). There are generous gardens, taking in the stunning views.

LOCATION: The property is located in the small village of Knightwick. The village benefits from a number of useful amenities, to include Doctor's Surgery, Public House and Family Butchers. The village benefits from a popular school catchment feeding into the Chantry Secondary School and is ideally placed for access to the city of Worcester and towns of Malvern and Bromyard.

Kitchen: - 4.65m x 4.29m (15'3" x 14'1")

Dining Room: - 4.17m x 2.9m maximum (13'8" x 9'6" maximum)

Living Room: - 5.56m max x 4.24m max (18'3" max x 13'11" max)

Study: - 2.26m x 1.93m (7'5" max x 6'4" max 4'7" min)

Master Bedroom: - 3.78m x 3.3m (12'5" x 10'10" max 9'8" min)

Bedroom 2: - 4.29m maximum x 2.29m (14'1" maximum x 7'6")

Bedroom 3: - 4.27m x 2.26m (14'0" x 7'5")

Bedroom 4: - 2.79m x 1.93m (9'2" x 6'4")

Double Garage: - 5.03m x 4.72m (16'6" x 15'6")

Store Room / Office: - 4.78m x 3.43m (15'8" x 11'3" (floor height))





- Stunning family home
- 4 Bedrooms
- Detached Garage with Office/Store Room over
- 2 Driveways
- Private gardens
- 2 Tiered decked area
- Amazing views over Teme Valley
- Multi fuel burner
- Popular school catchment
- NO ONWARD CHAIN

