



Allan Morris
estate agents

**Grimley House, Grimley,
Worcester.**

Grimley House, Grimley, Worcester. WR2 6LU

Features

Substantial refurbished period family home

4 Reception Rooms

5 Bedrooms

4 Bathrooms

Generous private gardens

Village location

Excellent school catchment

Renovation to high specification

Benefits from 10 year insurance backed warranty

A newly renovated and most spacious five bedroom detached family home, originally dating back to the 1500s, offering wonderful, flexible accommodation and offering a mix of character and modern living, situated in the popular small village of Grimley.

Accommodation briefly comprising: Entrance Hall, Sitting Room, Family Room, Snug/Office, Dining Room, Breakfast Kitchen and Laundry Room. On the first floor: Master bedroom with Dressing area and En-Suite Bathroom, Bedroom 2 with En-Suite Shower Room, Bedroom 3 with En-Suite Bathroom, two further Bedrooms and Family Bathroom.

Outside: The property benefits from private driveway, substantial outbuilding and generous private gardens.

LOCATION: The property is located in the quaint village of Grimley, benefiting from a number of amenities, to include: Ofsted rated 'Outstanding' Primary School with attached pre-school, The Camp Public House, as well as St. Bartholomew's Church. It is also within easy reach of the larger village of Hallow, with further amenities and various Farm Shops such as Top Barn and Broomfield's of Holt located nearby. The property is also within 3 miles of Worcester City itself and located in the sought after catchment area for the Chantry High School.



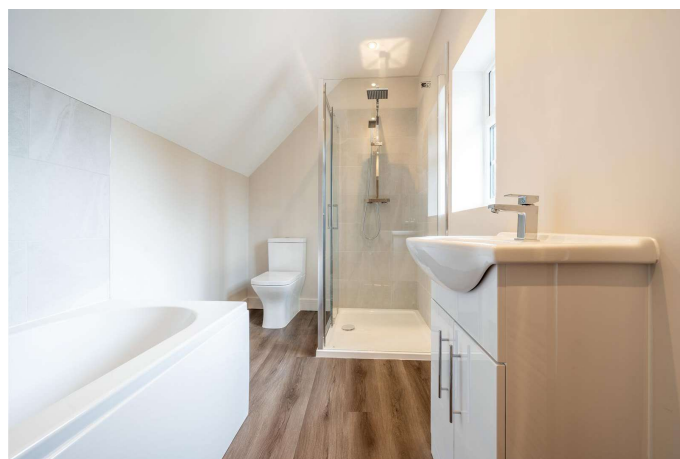


Directions

From Worcester City centre proceed over the river bridge, bearing right on the A443 past the Cricket Ground. Continue along going through the village of Hallow then turn right, signposted Grimley. Follow the road along and continue into the village, where 'Grimley House' can be found on the right hand side.

What3Words: [orchesta.mild.manual](#)

WAM 7527



Useful Information

Tenure: Freehold

EPC Rating: D

Council Tax: Unspecified



Total area: approx. 326.2 sq. metres (3511.0 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.

Floorplan & Measurements

Family Room: 20'8" x 17'2" max

Dining Room: 14'2" max x 14'2" max

Breakfast kitchen: 21'0" x 11'7"

Laundry Room: 13'11" x 7'1" max

Sitting Room: 17'11" x 17'2"

Snug / Office: 13'5" max x 12'3" max

Bedroom 1: 19'10" x 9'0"

Bedroom 2: 18'11" max x 17'1" max

Bedroom 3: 14'11" max x 10'10" max

Bedroom 4: 13'11" x 8'8"

Bedroom 5: 11'0" x 9'11"

Brick Shed: 23'11" x 13'2"

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.

Address:
32 Sidbury, Worcester, WR1 2HZ