



Allan Morris
estate agents

**Northwick Road, Bevere,
Worcester.**

**Hill House, Northwick Road, Bevere,
Worcester. WR3 7RE**

Features:

- * Substantial family home
- * 5 Bedrooms
- * Flexible living accommodation
- * Indoor Swimming Pool
- * Well tended private gardens
- * Highly sought after location

A most substantial five bedroom detached family home, in all approximately 6000 sq.ft., benefiting from Indoor Swimming Pool, flexible living accommodation, generous garaging and glorious well tended gardens, situated in the highly sought after Bevere area of Worcester.

Accommodation briefly comprises: Entrance Hall with door off to Cellar, Dining Room, Living Room, Study, Kitchen/Diner, Utility Room, downstairs Cloakroom, Pool Room with Bar, Snooker Room, Gym, Shower Room and Sun Room. On the first floor: Master Bedroom with Dressing Area and En-Suite Shower Room, four further Bedrooms (2 with En-Suite Shower Rooms) and Family Bathroom.

Outside: The property benefits from generous in-and-out driveway, providing parking for several vehicles, as well as Garaging with Store and further W.C. There is also a useful Garden Room and well tended gardens, largely laid to lawn, as well as a number of mature trees and shrubs.

LOCATION: The property is located in a highly desirable location on the edge of the countryside, yet being located within 3 miles of Worcester City centre itself. There is also easy access to motorway links via Junction 6 of the M5, ideal for commuters. The property falls into a popular school catchment. Worcester also benefits from 2 highly regarded independent schools, the Kings School and the Royal Grammar School.





Directions:

From Worcester City centre proceed in a northerly direction along the Tything. At Gheluvelt Park fork left onto the Ombersley Road. Continue along for approximately 1 mile, then turn left into Green Lane. At the end of Green Lane turn right into Northwick Road, where 'Hill House' can be found on the left hand side.

What3Words: look.rivers.urban

WAM 7542

Useful Information

Tenure: Freehold

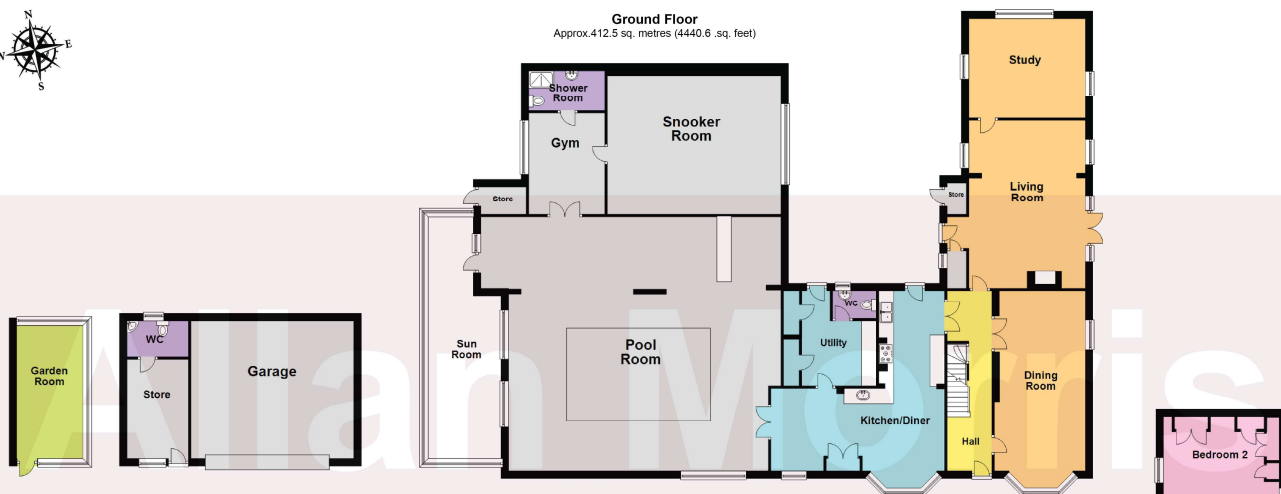
EPC Rating: D

Council Tax Band: G

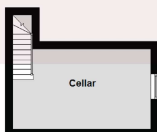




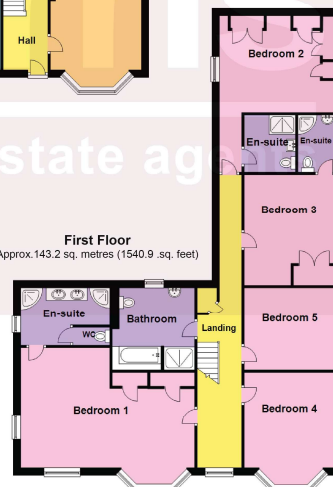
Ground Floor
Approx. 412.5 sq. metres (4440.6 sq. feet)



Cellar
Approx. 19.0 sq. metres (204.0 sq. feet)



First Floor
Approx. 143.2 sq. metres (1540.9 sq. feet)



Total area: approx. 574.7 sq. metres (6185.6 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:

Study: 15'2" x 13'1"

Living Room: 22'0" x 15'3"

Dining Room: 23'8" x 12'1" max 11'6" min

Kitchen/Dining Room: 26'4" max (into bay)

10'0" min x 22'9" max 9'0" min

Utility Room: 12'0" max 8'5" min x 9'3"

Indoor Swimming Pool/Bar Area: 39'4" max

34'2" min x 34'2"

Gym: 12'7" x 10'1"

Shower Room: 9'9" x 4'9"

Snooker Room/Games Room: 23'4" x 18'6"

Sun Room: 31'10" x 9'6"

Bedroom 1: 15'8" x 12'2"

Dressing Area: 10'6" max (into bay) x 10'3"

En-Suite Shower Room: 11'9" x 6'2"

Bedroom 2: 15'4" x 13'1"

En-Suite: 7'2" x 6'3"

Bedroom 3: 14'6" x 11'7"

En-Suite: 6'9" x 4'9"

Bedroom 4: 14'8" max (into bay) x 12'0"

Bedroom 5: 11'6" x 11'0"

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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