



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

The Old Surgery, Hope Lane, Clifton-on-Teme, Worcestershire. WR6 6DN

Offers In Region Of £550,000

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A beautifully presented detached property, situated within this sought after village.

Accommodation comprises: Entrance Hall, Cloakroom, Sitting Room with views towards the garden, Kitchen/Dining Room with Utility/Walk-in Pantry, downstairs Bedroom with En-Suite. On the first floor: Master Bedroom with built-in wardrobes and views over the garden, En-Suite, two further Bedrooms and Family Bathroom.

Outside: Ample off road parking via gravelled driveway and to the rear a raised decked area. The rear garden is of particular note, having a well maintained lawn with purpose built outdoor Kitchen, to include pizza oven. To the far end is a purpose built Chalet, ideal for hobbies, Home Office, etc.

LOCATION: Situated within this popular village, with Village Shop, School, Chantry catchment close by, Public House and many Clubs and Societies, together with easy access to Worcester City and major transport links.

Sitting Room: - 6m x 4.6m (19'8" x 15'1")

Kitchen / Dining Room: - 5.2m x 3.6m (17'0" x 11'9")

Utility / Walk-in Pantry: - 3.6m x 2.5m (11'9" x 8'2")

Downstairs Bedroom 2: - 5m x 3.6m (16'4" x 11'9")

En-Suite: - 3.1m x 1.6m (10'2" x 5'2")

Family Bathroom: - 3.5m x 3.1m (11'5" x 10'2")

Master Bedroom: - 5.7m maximum x 3.7m (18'8" maximum x 12'1")

En-Suite: - 1.8m x 1.6m (5'10" x 5'2")

Bedroom 3: - 5.3m maximum x 2.2m (17'4" maximum x 7'2")

Bedroom 4: - 4.2m x 4m (13'9" x 13'1")

Outside Kitchen: - 4m x 2.3m (13'1" x 7'6")





- 4 Bedroom detached property
- 2 En-Suites
- Sitting Room with views over garden
- Open-plan Kitchen/Dining Room
- Utility/Pantry
- Ample off road parking via large gravel driveway
- Superb garden with Chalet/Office
- Outside Kitchen
- Thriving village community
- Council Tax Band: C

