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estate agents

 **MAYFAIR**  
OFFICE GROUP



# The Coach House, Hadley, Droitwich, Worcestershire. WR9 0AT

£475,000

3 3 2





A most characterful three bedroom Grade II Listed detached period family home, situated in a quiet location and enjoying stunning gardens, located within easy reach of both Worcester and Droitwich.

Accommodation briefly comprises: Porch, Entrance Hall, Sitting Room, Kitchen/Diner, Utility, downstairs Bedroom and Shower Room. On the first floor: Spacious Living Room with log burner, Master Bedroom with En-Suite Bathroom and Guest Bedroom with En-Suite Shower Room.

Outside: To the front is driveway and Garage, as well as 2 glorious well tended gardens, largely laid to lawn and offering a good degree of privacy.

LOCATION: The property is located in the small hamlet of Hadley, benefiting from the wonderful Hadley Bowling Green Country Pub, as well as being ideal for country walks on your doorstep. The location is also ideally placed for the larger village of Ombersley, benefiting from a range of amenities, as well as providing easy access to Droitwich, Worcester and motorway links.

**Kitchen / Breakfast Room:** - 5.36m x 4.42m (17'7" x 14'6")

**Shower Room:** - 2.9m x 1.98m (9'6" x 6'6")

**Utility Room:** - 1.93m x 1.68m (6'4" x 5'6")

**Study / Snug:** - 4.17m x 2.36m (13'8" x 7'9")

**Dining Room:** - 4.44m x 2.87m (14'7" x 9'5")

**Living Room:** - 5.38m x 4.67m (17'8" x 15'4")

**Bedroom 1:** - 5.38m x 4.44m (17'8" max 12'8" min x 14'7")

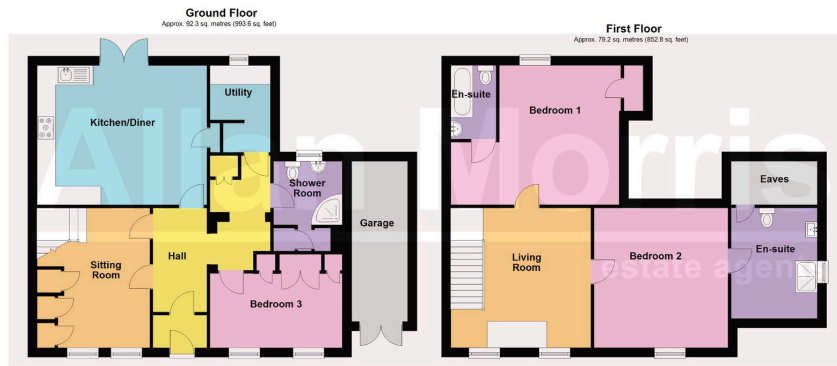
**En-Suite Bathroom:** - 2.34m x 1.42m (7'8" x 4'8")

**Bedroom 2:** - 4.29m x 4.01m (14'1" x 13'2")

**En-Suite Shower Room:** - 3.58m x 2.31m (11'9" x 7'7")







Total area: approx. 171.5 sq. metres (1846.4 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.

- Detached period family home • 3 Bedrooms
- Flexible accommodation
- Driveway and Garage
- Grade II Listed
- Stunning gardens
- Convenient location
- NO ONWARD CHAIN

