



Allan Morris
estate agents

Huddington, Droitwich,
Worcestershire.

**The Dairy, Huddington Hill Farm,
Huddington, Droitwich. WR9 7LL**

Features:

Stunning spacious Barn Conversion

Glorious open-plan Kitchen/Breakfast Room and Dining Room

4 Bedrooms

Small exclusive development

Generous gardens, off road parking & double Garage

Stunning rural outlook

A stunning four bedroom Barn Conversion, forming part of a small exclusive development, situated in the popular village of Huddington, benefiting from a generous garden with far reaching views over the adjacent countryside.

Accommodation briefly comprises: Dining Room, Living Room, Kitchen/Breakfast Room, Utility Room and downstairs Cloakroom. On the first floor: Master Bedroom Suite with Dressing Area and En-Suite Shower Room, three further Bedrooms and Family Bathroom.

Outside: To the front is private off road parking. To the rear is generous garden with a glorious uninterrupted outlook. Further to this is extra off road parking and double Garage.

Agent's Note: The property benefits from underfloor heating throughout.

LOCATION:

The property is located in the small village of Huddington, surrounded by glorious countryside and situated equal distance between the City of Worcester, with a wide range of facilities and the Town of Droitwich, both with direct train lines to London and Birmingham. The property falls into a popular school catchment for both Primary and Secondary options and is also excellent for those looking to enjoy fabulous rural living, but with easy access back to motorway and other transport links.





Directions:

From Worcester City centre proceed south west along the A44 London Road, proceeding straight over the first roundabout and at the second roundabout turn left onto Swinesherd Way A4440. Continue straight over the first roundabout and turn right at the second roundabout onto the B4636, signposted to Crowle. Continue straight over the second roundabout for approximately one mile and after the sharp left hand bend take the turning on the right, signposted Crowle and Himbleton. Continue straight on past the turning on the right to the village centre and continue up the Old Turnpike Road. Continue for approximately half a mile, before taking a right hand turn at the crossroads. Continue along passing through the main part of the small village of Huddington and on exiting the village carry on for a short while longer, passing over a small brook. Continue up the road and turn right onto the drive leading up to Huddington Hill Farm, where The Dairy can be located at the top of the drive.

What3Words: nodded.treetop.louder

WAM 7275

Useful Information:

Tenure: Freehold

EPC Rating: N/A

Council Tax Band: F

PRICE: Offers over £ 700,000



Total area: approx. 191.7 sq. metres (2063.7 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:

LIVING ROOM: 18'8" x 15'9"

DINING ROOM: 20'7" x 15'1" max 10'2" min

KITCHEN / BREAKFAST ROOM: 16'3" max
10'1" min x 15'1" max

BEDROOM 1: 12'9" x 12'5"

BEDROOM 2: 15'3" max x 14'6" max 9'9" min

BEDROOM 3: 10'4" x 9'4"

BEDROOM 4: 9'4" x 7'7"

BATHROOM: 9'6" x 6'4"

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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