



Allan Morris
estate agents

Bricklehampton, Pershore,
Worcestershire.

The Riddings, Bricklehampton, Pershore, Worcestershire. WR10 3HQ

Features

- * Detached property totalling approx. 2469 sq.ft
- * Flexible accommodation
- * Potential to create Annexe accommodation, if required.
- * Generous plot of approx. 0.36 acres
- * Popular sought after rural location
- * NO ONWARD CHAIN

A particularly spacious five/six bedroom detached home, ideal for those looking for sizeable accommodation and with potential to create Annexe accommodation (if required). The property enjoys a generous plot and is situated in the sought after village of Bricklehampton and was previously operated as a Children's Home.

Accommodation briefly comprises: Entrance Hall, Kitchen/Diner, Utility Room, Cloakroom, downstairs Bedroom, Office, Shower Room, Living Room, Dining Room and Sitting Room. On the first floor: Five Bedrooms, Bathroom and Shower Room.

Outside: Generous driveway providing parking for several vehicles and also mature gardens.

LOCATION:

The property is located in the charming small village of Bricklehampton, nestled under Bredon Hill and close to the Market Town of Pershore. The location boasts a popular school catchment and provides easy access back to the M5 motorway via Junction 6, as well as the Worcestershire Parkway Railway Station, with direct train links to Birmingham and London.





Directions:

From Worcester City centre proceed out along the London Road. Upon reaching the traffic island bear right onto the Whittington Road. Go straight over the next 2 roundabouts in the direction of Pershore. Continue for a few miles and pass through the town of Pershore in the direction of Evesham. After approximately 2 miles, take a right hand turn signposted for Bricklehampton. Pass through the village where the property can be located on the right hand side as indicated by our 'For Sale' board.

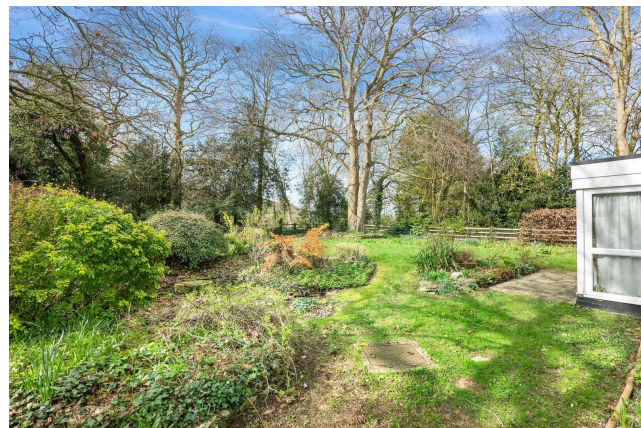
WAM 7638

Useful Information:

Tenure: Freehold

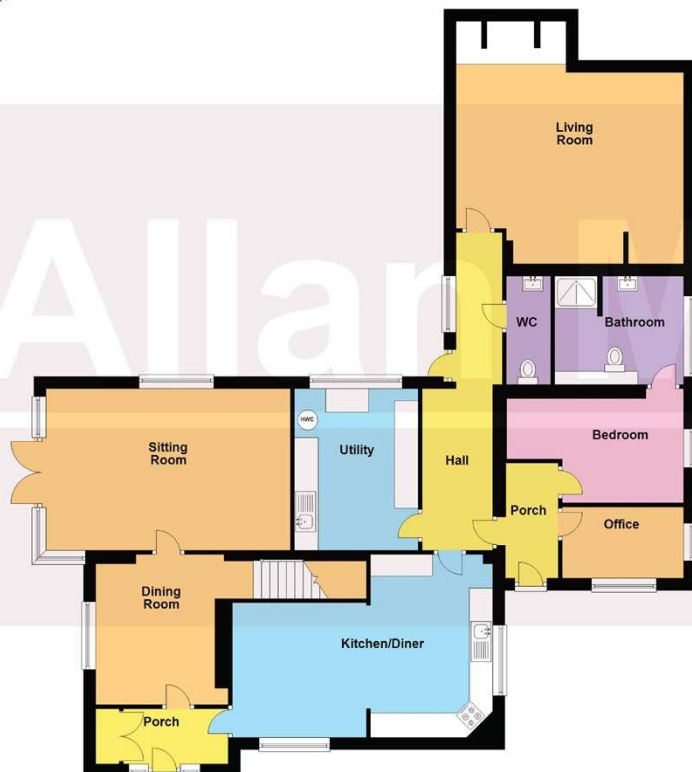
EPC Rating: D

Council Tax Band: F





Ground Floor
Approx. 163.5 sq. metres (1759.7 sq. feet)



First Floor
Approx. 66.0 sq. metres (710.1 sq. feet)



Total area: approx. 229.5 sq. metres (2469.8 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:

KITCHEN /DINER: 21'8" max x 15'0" max

DINING AREA: 11'7" x 11'4"

KITCHEN AREA: 15'0" x 9'11"

UTILITY ROOM: 12'3" x 10'1"

LIVING ROOM: 19'5" max 16'4" min x 18'6"

BEDROOM: 14'1" max 9'9" min x 8'5"

SHOWER ROOM: 11'0" x 8'2" maximum

OFFICE: 9'9" x 5'11"

DINING ROOM: 11'6" x 9'4"

SITTING ROOM: 19'10" x 12'10"

BATHROOM: 6'10" x 5'10"

BEDROOM 1: 10'11" x 10'1"

BEDROOM 2: 11'4" x 8'9"

BEDROOM 3: 10'1" x 8'9"

SHOWER ROOM: 5'9" x 5'1"

BEDROOM 4: 12'11" x 8'0"

BEDROOM 5: 12'11" x 5'8"

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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