



Allan Morris
estate agents

**Old Road North, Kempsey,
Worcester.**

Cleeve Court, 38 Old Road North, Kempsey, Worcester. WR5 3JZ

Features

- Substantial period character property
- 2 Reception Rooms
- 5 Bedrooms
- Generous driveway & gardens
- Popular village location
- Easy access to motorway and rail links
- Majority double glazed throughout

A most spacious five bedroom attached period family residence retaining a number of original features, tucked away in a glorious private location within the popular village of Kempsey.

Accommodation briefly comprises: Entrance Porch, Dining Hall, Sitting Room, Kitchen/Breakfast Room, Utility Room/Pantry and downstairs Cloakroom. On the first floor: Two Bedrooms, Study and Family Bathroom. On the second floor: Three further Bedrooms, Shower Room and ample storage.

Outside: Generous driveway providing off road parking for several vehicles and private gardens within a conservation area, largely laid to lawn with many special areas of interest.

LOCATION:

The property is situated in the heart of the village of Kempsey, which is an extremely popular semi rural village, offering easy access back into Worcester City and with a range of local amenities to include Doctors Surgery, several Public Houses, Village Store and Primary School. Kempsey is also ideally placed for quick access to motorway links via Junction 7 of the M5 and within 10 minutes drive of Worcestershire Parkway Station.





Directions

From Worcester City centre proceed out along the A38 Bath Road, continue along for 1 mile and upon reaching the roundabout take the 2nd exit and continue straight over onto Broomhall Way. At the next roundabout take the 2nd exit in the direction of Kempsey for approximately 1.5 miles. On entering the village of Kempsey continue along and turn left into Brookend Lane, then immediately on the right hand side is Old Road North, where the driveway to Cleeve Court can be seen immediately on the left hand side.

WAM 7105

Useful Information

Tenure: Freehold

EPC Rating: D

Council Tax: G





Total area: approx. 325.9 sq. metres (3507.6 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.

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.

Floorplan & Measurements

Dining Hall: 29'0" x 15'11"

Sitting Room: 18'6" x 17'7"

Kitchen/Breakfast Room: 16'5" x 10'6"

Walk-In Utility/Pantry: 9'5" x 7'9"

Downstairs Cloakroom: 8'3" x 3'10"

FIRST FLOOR

Bedroom 1: 18'4" to wardrobe x 15'9"

Bedroom 2: 18'2" x 17'3"

Study: 11'4" x 10'0"

Family Bathroom: 15'0" x 8'4"

SECOND FLOOR

Bedroom 3: 17'9" in recess x 15'9"

Bedroom 4: 15'4" x 12'3"

Bedroom 5: 11'8" x 9'9"

Shower Room: 8'11" x 6'9"

Storeroom: 17'0" x 8'9"

Address:
32 Sidbury, Worcester, WR1 2HZ