



Allan Morris
estate agents

**Frogger Lane, Stoulton,
Worcestershire.**

The Old Forge, Froggery Lane, Stoulton,
Worcestershire. WR7 4RQ

Features:

- * Quintessential thatched Cottage
- * 4 Bedrooms
- * Superb Sitting Room with Inglenook fireplace
- * Spacious and flexible
- * In-and-out driveway
- * Detached large Garage, offering further potential
- * Superb well stocked large rear garden

A superb quintessentially English 450 yr old Cruck Cottage, situated in this sought after village, within easy reach of Pershore and Worcester, 1 mile from Worcester Parkway and 2 miles from the M5.

Accommodation: Entered via the side elevation into Initial Entrance, further Entrance Hall with Cloakroom, door to rear and Inner Hallway with quarry tiled floor, beamwork, Utility with space for washing machine and tumble dryer, etc., Kitchen with integral appliances and Belfast style sink, superb Sitting Room with Inglenook fireplace and French doors leading onto patio and garden, beamwork to wall and ceiling and side door to garden, Dining Room (with access to the front of the property), with deep Inglenook fireplace, quarry tiled floor and access to secondary staircase. On the first floor: Bedroom 1 with beamwork and exposed brickwork, Cloakroom and separate Shower, Bedroom 2 (accessed via Bedroom 1) with wardrobes, large Guest Bedroom 3 to rear overlooking garden, wardrobes and beams to ceiling, Bedroom 4 with wardrobes, Family Bathroom with freestanding rolled top bath and separate shower.

Outside: Approached via an in-and-out driveway onto gravelled area, ideal for numerous vehicles. There is a detached Garage/Workshop, offering further potential. The front of the property has Wisteria and Roses, with lawned area, wood store and access to side and rear. The rear of the property is of particular note and has a large established lawn with various trees, shrubs and bushes, including Silver Birch, Copper Beech and Acers and large patio area.





LOCATION:

The property is situated within this sought after village, offering easy access to Worcester, Pershore, local schooling and major transport links.



DIRECTIONS:

Proceed along the A44 towards Pershore from Worcester. Continue along for approximately 5 miles and turn right down Frogger Lane, where 'The Old Forge' will be found on the right hand side.

WAM 7671





USEFUL INFORMATION:

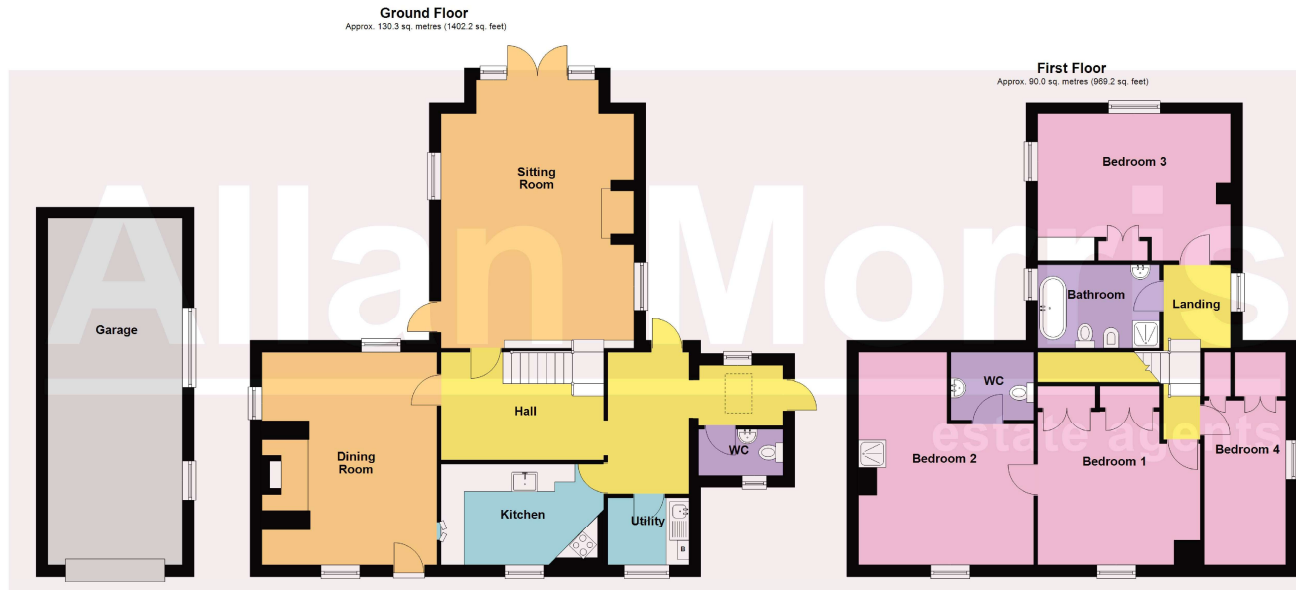
EPC Rating: Grade II Listed

Tenure: Freehold

Council Tax Band: F

PRICE: £660,000





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.

General Information:

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:

Inner Entrance: - 2.4m x 1.6m (7'10" x 5'2")

Hall: - 3.5m x 2.3m (11'5" x 7'6")

Utility: - 2.1m x 1.7m (6'10" x 5'6")

Kitchen: - 4.2m x 2.6m (13'9" x 8'6")

Sitting Room: - 7m x 5m (22'11" x 16'4")

Bedroom 1: - 4.9m x 4.7m (16'0" x 15'5")

Bedroom 2: - 4.1m x 4m (13'5" x 13'1" to wardrobes)

Bedroom 3: - 3.4m x 2.1m (11'1" to wardrobes x 6'10")

Guest Bedroom: - 4.6m x 3.8m (15'1" x 12'5")

Bathroom: - 3m x 2.2m (9'10" x 7'2")

Cloakroom: - 2.1m x 1.8m (6'10" x 5'10")

Detached Garage / Workshop: - 8.8m x 3.4m (28'10" x 11'1")

Contact us:

Address:

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