



Allan Morris
estate agents

Crossway Green, Stourport-on-Severn, Worcestershire.

**Maiden Farm House, Crossway Green,
Stourport-on-Severn. DY13 9SQ**

Features:

- * Exceptional attached Farmhouse
- * Generous accommodation
- * 4 Bedrooms
- * Family Bathroom and En-Suite
- * Generous off road parking and double Garage
- * Stunning private gardens
- * Excellent transport links

A wonderful and most characterful attached Farmhouse, offering generous living accommodation throughout and benefiting from 2 driveways, double Garage and glorious gardens, situated in a highly convenient, yet quiet, location.

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

Outside: Generous driveway with access into double Garage. To the side is further off road parking area and then are glorious well tended private gardens.

LOCATION: The property is located on a quiet road, convenient for access onto the A449, with road links to Stourport, Kidderminster, Worcester City and the M5 motorway. It is also within easy reach of the popular Ombersley Golf Club, as well as to local schooling options at Hartlebury, Sytchampton and Ombersley. Within easy reach is Hartlebury Railway Station and there are a number of local amenities close by.





Directions:

From Worcester City proceed in a northerly direction towards Ombersley and onto the A449. Continue along passing Dunhampton and to the next roundabout. Turn left signposted for Stourport, before taking the next right hand turn, where 'Maiden Farm House' can be found on the right hand side, as indicated by our For Sale board.

What3Words: backfired.airless.bonkers

WAM 7713

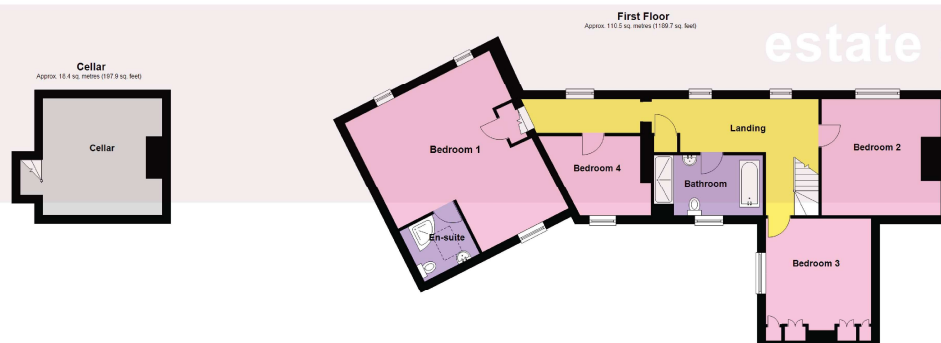
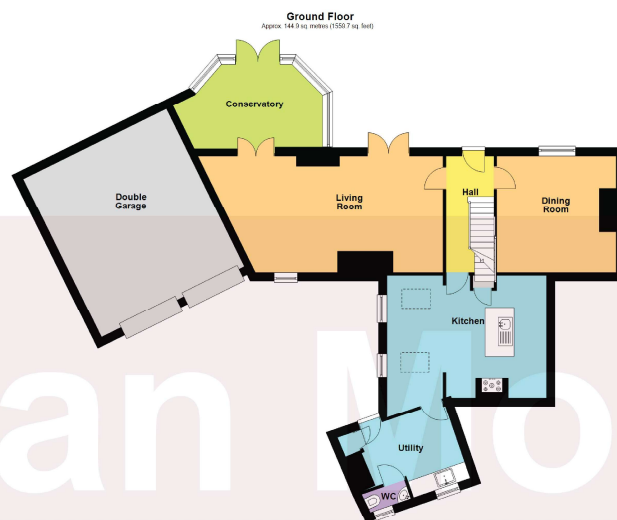
Useful Information

Tenure: Freehold

EPC Rating: F

Council Tax Band: F

PRICE: £ 595,000



Total area: approx. 273.8 sq. metres (2947.3 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/Breakfast Room: - 5.54m x 5m (18'2" max x 16'5" max)

Sitting Room: - 8.64m x 4.11m (28'4" maximum x 13'6")

Dining Room: - 4.17m x 4.11m (13'8" x 13'6")

Conservatory: - 5.11m x 3.07m (16'9" x 10'1")

Utility Room: - 3.2m x 2.79m (10'6" x 9'2")

Cellar: - 4.17m x 4.14m (13'8" x 13'7")

Bedroom 1: - 6.17m x 5.36m (20'3" max x 17'7" max)

En-Suite Shower Room: - 1.98m x 1.96m (6'6" x 6'5")

Bedroom 2: - 4.37m x 3.66m (14'4" max (to rear of wardrobe) x 12'0")

Bedroom 3: - 4.14m x 4.14m (13'7" x 13'7")

Bedroom 4: - 3.18m x 2.77m (10'5" x 9'1")

Bathroom: - 3.81m x 2.16m (12'6" x 7'1")

Double Garage: - 6.02m x 5.49m (19'9" x 18'0")

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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