



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

The Gatehouse, Battle Road, Battenhall, Worcester. WR5 2BS

£695,000

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A truly stunning, immaculately renovated Grade II Listed detached Gatehouse, situated in the sought after Battenhall area of Worcester, offering deceptively spacious accommodation.

Accommodation comprising: Ground floor: Entrance Hall, stunning Kitchen/Breakfast Room, Living Room, Dining Room, downstairs Cloakroom. Lower ground floor: Double Bedroom, Cinema Room, Shower Room, Pantry/Cellar. First floor: Master Bedroom Suite with Dressing Room and En-Suite Bathroom, Guest Bedroom with En-Suite Shower Room.

Outside: The property benefits from driveway providing off road parking for several vehicles and separately accessed spacious store room, lawned garden area and sun terrace.

LOCATION: Located within the sought after Battenhall area, ideally placed for the City centre, access to Junction 7 of the M5, local schooling and walking distance of the prestigious Kings School.

Kitchen/Breakfast Room - 3.58m x 3.35m (11'9" x 11'0")

Dining Room - 4.39m x 3.66m (14'5" x 12'0" max)

Living Room - 4.04m x 3.71m (13'3" x 12'2")

Cinema Room - 3.84m x 3.58m (12'7" x 11'9" max)

Bedroom - 4.11m x 3.45m (13'6" x 11'4" max 10'2" min)

Shower Room - 2.74m x 1.6m (9'0" x 5'3")

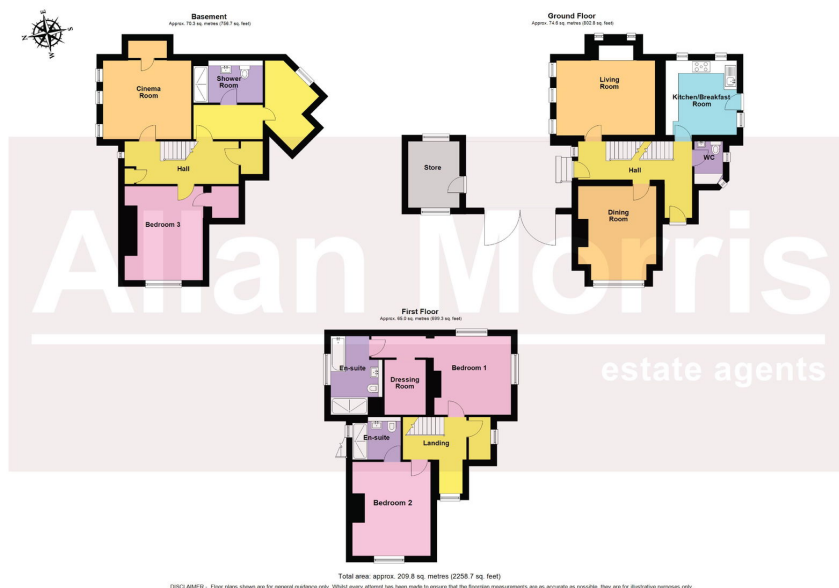
Pantry/Cellar - 4.19m x 2.57m (13'9" max x 8'5" max)

Bedroom 1 - 3.71m x 3.84m (12'2" x 12'7" max) **En-Suite Bathroom** - 3.66m x 2.21m (12'0" x 7'3")

Dressing Room - 2.59m x 1.96m (8'6" x 6'5")

Bedroom 2 - 4.39m x 3.71m (14'5" x 12'2" max 11'0" min) **En-suite Shower Room** - 2.26m x 1.65m (7'5" x 5'5")





- Grade II Listed detached house
- 3 double Bedrooms
- Flexible accommodation
- Sought after location
- Restored original features
- Renovated to a high standard
- Top of the range appliances
- Generous driveway

