



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

7 Park Farm Barns, Oddingley, Droitwich, Worcestershire. WR9 7ND

£565,000

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A charming and characterful three bedroom Barn Conversion, offering flexible accommodation and situated in the small village of Oddingley, ideally placed for those looking for a rural property, within easy reach of both, Worcester, Droitwich and motorway links.

Accommodation: Hall, downstairs W.C., Lounge with wonderful outlook towards the adjacent fields, open-plan Kitchen/Dining Room, Dressing Room/Office, Bedroom 3 and Family Bathroom. On the first floor: Two Bedrooms and Family Room/Office.

Outside: To the front is a wonderful enclosed private garden and driveway providing parking for several vehicles. To the rear is enclosed courtyard garden. The property further benefits from En-bloc single Garage and use of generous extra communal parking

LOCATION: The property is located in the small village of Oddingley, approx. 5 miles North East of Worcester and 3 miles South of Droitwich. It is also ideally placed for access to the M5 motorway and within close proximity of several stations with mainline rail links to London and Birmingham.

Lounge: - 5.54m x 4.19m (18'2" x 13'9")

Kitchen: - 3.96m x 3.25m (13'0" x 10'8")

Dining Room: - 4.29m x 2.49m (14'1" x 8'2")

Dressing Room / Office: - 4.29m x 3.48m (14'1" x 11'5")

Bedroom 3: - 3.28m x 3.2m (10'9" x 10'6")

Bathroom: - 2.21m x 1.98m (7'3" x 6'6")

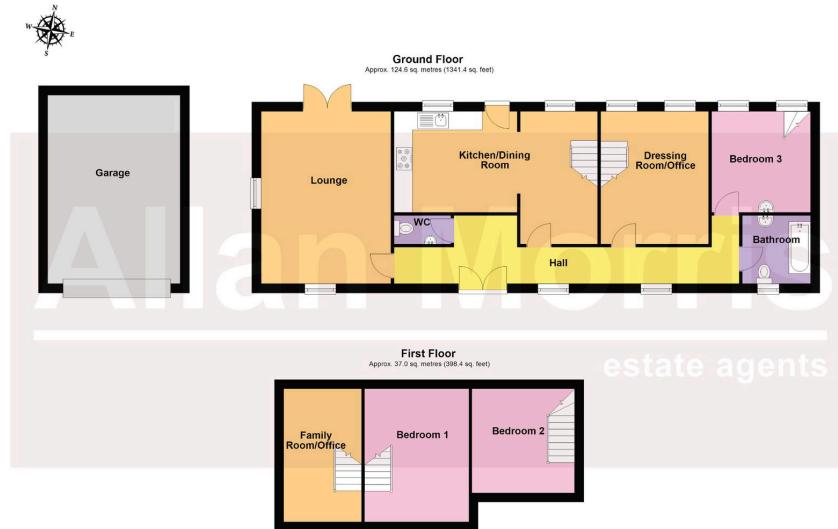
Bedroom 1: - 4.32m x 3.45m (14'2" (floor height) x 11'4")

Bedroom 2: - 3.35m x 3.28m (11'0" (floor height) x 10'9")

Office: - 4.29m x 2.51m (14'1" (floor height) x 8'3")

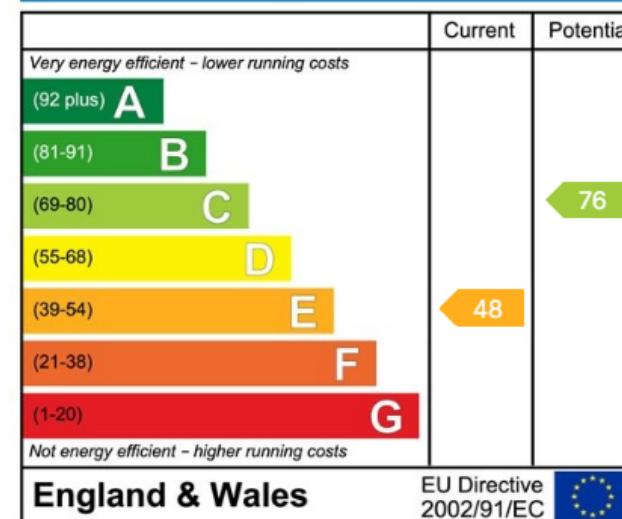
Garage: - 6.1m x 3.96m (20'0" x 13'0" approx.)





- 3 Bedroom Barn Conversion
- Highly flexible accommodation
- Wonderful rural views
- Wood burning stove
- Mature private gardens
- Generous off road parking & Garage
- Wonderful rural yet convenient location
- NO ONWARD CHAIN
- Council Tax Band: F

Energy Efficiency Rating



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