



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP



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

£565,000

3 1 2





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")

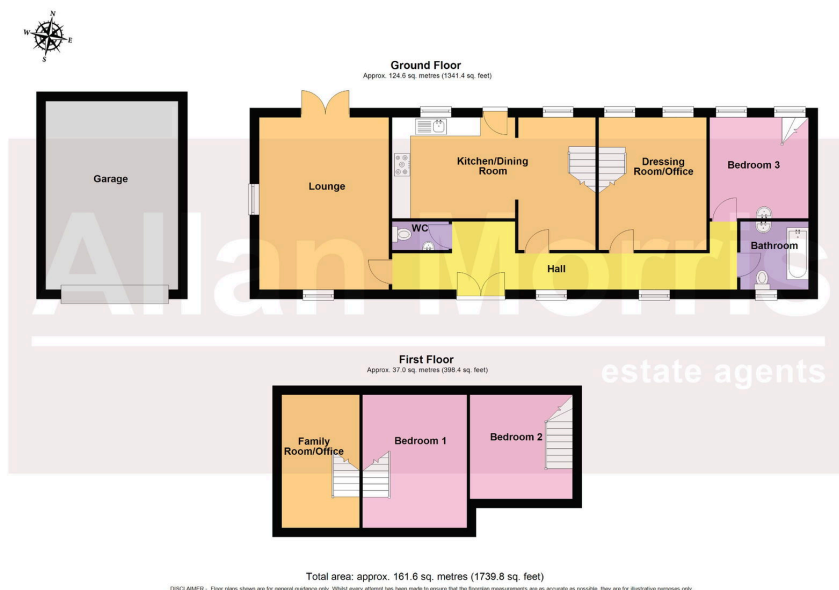
**Bedroom 2:** - 3.35m x 3.28m (11'0" (floor height) x 10'9")

**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

