

# MAPLE WOOD

Brook View, Crothorne, Worcestershire

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Cropton, Worcestershire.

*Maple Wood is a luxurious architecturally designed single-story home benefiting from beautiful open plan living spaces, a grand kitchen / dining room enjoying far reaching views of the local countryside and three doubles bedrooms, each with their own contemporary en-suite bathrooms.*

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The property features a “C” rated energy efficiency, solid Oak flooring, underfloor heating throughout via an oil-fired Worcester Bosch heating system, double glazing throughout, access to high-speed broadband internet and a secure entry intercom system with electric remote-controlled gates.

- Maple Wood in Cropthorne is a luxurious architecturally designed single-story home.
- Benefiting from beautiful open plan living spaces, a grand kitchen / dining room.
- Enjoying far reaching views of the local countryside.
- Three double bedrooms each with en-suite bathrooms.
- Kitchen, dining & breakfast room having an array of integral appliances.
- The vaulted 20'5 x 18'6 reception space.
- Glass enclosed open fireplaces.
- Grounds of Maple Wood surround the property, with a double garage.



The accommodation comprises of an entrance hall, coat & boot room, cloakroom, a spacious open-plan 26'10 x 16'5 kitchen, dining & breakfast room having a kitchen island, integral appliances including a NEFF electric oven, warming tray, microwave, range induction hob, dishwasher & wine fridge, a larder cupboard and bin draw, and array of fitted base and wall mounted units with granite work surfaces, and French doors to a patio seating area enjoying far reaching countryside views.

The vaulted 20'5 x 18'6 reception space is divided by the kitchen / dining area with a glass enclosed open fireplace and bathed in light by the roof windows and tri-fold doors that lead to an enclosed seating area.

The dual-aspect 16'4 x 12'9 snug enjoys an additional glass enclosed open fireplace and full-length window.

The contemporary master bedroom has bi-fold doors to a seating area, a dressing area with twin built-in wardrobes, and access to a spacious en-suite bathroom with a walk-in shower & bath. The further two double bedrooms also benefit from contemporary en-suite bathrooms.



The grounds of Maple Wood surround the property with four separate seating & entertainment spaces, one of which has the predisposition for a garden office with power and an internet connection. The well-maintained garden has an array of trees and mature shrubs.

The double garage has an electric remotely controlled roller door and power & lighting. A useful storeroom is attached to the side of the garage with internal access, and independent access to the front.

Crothorne is a desirable village situated between Evesham and Pershore. The village has a vibrant community with a central green, Church, village hall, The Bell Inn public house and, with the River Avon nearby, the area is well known for its boating, fishing and walking.



- Tenure: FREEHOLD
- EPC Rating: C
- Local District Council: Wychavon
- Council Tax band: F

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Approximate Area = 2261 sq ft / 210 sq m  
 Garage = 468 sq ft / 43.5 sq m  
 Total = 2729 sq ft / 253.5 sq m  
 For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Jason Jones & Associates. REF: 974859



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			