



Connells

Bowling Green Cottage Hillside
Martley WORCESTER



Property Description

The property is approached via a long private driveway, to the side of which can be glimpsed some of the many features for such a distinctive property; from a Bowling Green, summerhouse and orchard to mature flowerbeds, borders and vegetable plots, whilst behind the bungalow rises a mature woodland.

Upon entering the bungalow through the front hall lies a generously proportioned lounge, which is clearly the heart of the home with a stone-surround open fireplace and a large bay window with views of the extensive front garden.

A large archway leads from the lounge into the spacious kitchen/diner with ample storage and workspaces which overlooks the woodland at the rear of the property.

Leading from the kitchen can be found a large utility room with additional storage and plenty of space for appliances, along with a small cloakroom and entrance to the games room.

The five double bedrooms and family bathroom are accessed through the inner hall from the lounge with the main bedroom benefiting from a generously sized en-suite with separate bath and shower and a dressing area.

The property has a private driveway with space for multiple vehicles, and a secure carport with electricity and lighting.

Location

Martley is an idyllic village located 8 miles to the west of Worcester where you will find all that you might expect: beautiful countryside, half-timbered houses, an ancient Norman church and equally ancient trees, rural crafts, historical sites and wonderful walks. The well-maintained footpaths provide access to the beautiful countryside that typifies Martley parish. The village is situated on a loop of the

Worcestershire Way and the area is part of the Abberley Malvern Hills Geopark. Close by is the scenic valley of the River Tame, a substantial tributary of the longest river in Great Britain, the River Severn.

The local community of approximately 1200 people is well served with a village shop including a post office, a garage, leisure centre, recreational land and library. There is both a primary and secondary school (ofsted rated good) in the village. The village is within easy reach of motorway, rail and bus links connecting the community with the wider Worcestershire area.

Ground Floor

Entrance Hall

Front facing UPVC window, ceiling light, radiator and carpet flooring.

Lounge

18' 6" x 15' 11" (5.64m x 4.85m)
Front facing UPVC window, two ceiling lights, two spotlights, two wall lights, radiator and carpet flooring.

Games Room

18' x 16' 3" (5.49m x 4.95m)
Two front facing UPVC windows, two ceiling lights, radiator and carpet flooring.

Kitchen/ Diner

11' 8" x 16' 3" (3.56m x 4.95m)
Rear facing UPVC window, wall and base units, 1 1/2 sink and drainer unit, tiled splashback, space for dishwasher, electric oven and hob, extractor fan, three ceiling lights, radiator and tiled flooring.

UPVC patio doors to the rear.

Utility Room

7' 6" x 14' 6" (2.29m x 4.42m)

Wall and base units, 1 sink and drainer unit, splashback, space for a fridge/freezer, space for a washing machine, space for a tumble dryer, ceiling light, radiator and tiled flooring.

Cloakroom

Side facing UPVC window, wash hand basin, W.C, tiled splashback, ceiling light, radiator and tiled flooring.

Inner Hall

Two ceiling lights, airing cupboard and carpet flooring.

Bedroom One

25' 9" max x 13' 10" max (7.85m max x 4.22m max)

Front facing UPVC window, two ceiling lights, two spotlights, radiator, five built in wardrobes and a further six in the dressing area, carpet flooring and a dressing area with fitted drawers and a dresser.

En-Suite

Front and side facing UPVC windows, W.C, corner bath, bidet, his and her sinks, shower cubicle, ceiling light, radiator, fully tiled and carpet flooring.

Bedroom Two

13' 10" x 11' 8" (4.22m x 3.56m)

Rear facing UPVC window, ceiling light, radiator, fitted wardrobe, fitted drawers and desk and carpet flooring.

Bedroom Three

11' 8" x 12' 4" (3.56m x 3.76m)

Rear facing UPVC window, ceiling light, radiator, built in wardrobe, fitted drawers and desk and carpet flooring.

Bedroom Four

12' 9" x 13' 5" (3.89m x 4.09m)

Front facing UPVC window, ceiling light, radiator, fitted wardrobe, fitted drawers and desk and carpet flooring.

Bathroom

Front facing single glazed window, wash hand basin, W.C, bath, shower cubicle, fully tiled, fitted cupboards, radiator, extractor fan, ceiling light and carpet flooring.

Bedroom Five

11' 9" x 9' 5" (3.58m x 2.87m)

Rear facing UPVC window, ceiling light, built in wardrobe, radiator and carpet flooring.

Outside

Outside Front

To the front is a long private driveway leading to the property. There is a mature garden with fruit trees, a car port, summer house, green houses and a garden shed. The front of the property has stunning field views of the surrounding countryside.

Outside Rear

The property has a 3.9 acre plot of land with approximately 3/5 of the land to the rear of the property. There is a patio area stretching the length of the property with access to the car port. There is also woodland and field views to the rear.

Services

All main services are connected to the property with the exception of gas.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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view this property online connells.co.uk/Property/WOR313971

directions to this property:

Leaving Connells on Foregate Street, head north towards Pierpoint Street, turn left onto Castle Street, continue straight onto Croft Road, continue as Croft Road turns to Dolday, slight right towards Bridge Street, turn right onto Bridge Street, slight left onto Worcester Bridge, Slight left on St Johns, turn right onto Henwick Road, turn left onto Henwick Road, turn left onto Martley Road, turn right onto B4197 turn right onto Hillside, continue to follow the B4197 and the property will be located on your left.

EPC Rating: D

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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