



HATHAWAY THREE

Abbots Morton | Worcestershire | WR7 4NA

HUGHES **HS** SEALEY

# Welcome to...

## HATHAWAY THREE

A wonderful opportunity to purchase this three-bedroom detached family home located in this highly desirable village, where property rarely comes onto the market. The property, which is located within a conservation area, has successfully obtained planning permission to be extended, and in doing so, would become a four-bedroom, three-bathroom detached property, as shown in the planning link below.

<https://plan.wychavon.gov.uk/Planning/Display/WI23/00703/HP>

At present though, this superb family home enjoys a wealth of accommodation across the two floors and is complimented by a wonderfully mature and enclosed rear garden and a large driveway, providing off-road parking, while there is also an attached single garage.

The property is located in Abbots Morton, a conservation area and one of Worcestershire's oldest villages which is listed in the Domesday Book. The village has a thriving village hall with a mixture of clubs and societies whilst St. Peter's Church dates back to the 12th century and also offers local events and services to the village.

The nearby villages of Inkberrow, Flyford Flavell and Radford have an excellent range of local facilities, including pubs, primary schools and village stores. Just 2.5 miles away in Dunnington is Hillers, an award-winning farm shop. Alcester and Ragley Hall Estate, Pershore and Evesham are just a short drive away, providing extensive shopping and recreation facilities.

The cities of Worcester and Birmingham are conveniently located and offer more extensive social, retail and leisure amenities, while the beautiful Shakespearean town of Stratford upon Avon is also only a short distance away.

There is excellent schooling in the general area, with high-achieving state and private schools in Worcester, Malvern, Stratford and Cheltenham.

Communications in the area are good, with ease of access to the M5 and the rest of the Midlands motorway network, with the M42, M6, M40, and M50 all within striking distance.

There are mainline rail services that operate from Evesham, Stratford-upon-Avon and Worcester to London and Birmingham. Warwick Parkway is 21 miles to the east and provides a fast direct train service to London Marylebone. Birmingham International Airport is about 28 miles away.

It is superbly situated just a short drive from both the Warwickshire and Cotswold borders, while the picturesque surrounding countryside provides numerous walks over footpaths and bridleways, as well as fantastic routes for cycling enthusiasts.

Returning to the property, the home as it currently is, offers a wealth of accommodation across the two floors, with the ground floor enjoying a welcoming entrance hall, downstairs shower room, study, dining room and living room.

Further rooms include a modern kitchen, a breakfast room and a separate utility room, which in turn gives access to the integral single garage via a side passageway.

Upstairs is a spacious landing, three double bedrooms, all of which enjoy views over the rear garden and a three-piece shower room.

For those looking for a home in the village and wanting to apply their own mark to a property, look no further, as full planning has been granted for a two-storey wraparound extension that, once completed, will provide the following accommodation:

Ground Floor: Entrance Hall, Cloakroom, Study, Living Room, Kitchen/Breakfast Room, Utility and office

First Floor: Master bedroom with walk-in wardrobe and en suite shower room, Guest bedroom with dressing room and en suite shower room. Bedroom three has an en suite shower room. Bedroom 4, Snug and Family Bathroom.

Furthermore, the garage that is currently attached to the neighbouring home is changed, and the adjoining wall is removed, making the property detached.









# Explore outside...

## HATHAWAY THREE

Externally, the home currently, which will remain with the extension works undertaken, offers an expansive driveway, garaging that has light and power, electric charging point and a mature rear garden that offers a paved terrace, lawns and an array of mature fruit trees.

For further information or to arrange a viewing, please contact us on 01242 220080 or email the office at: [cheltenham@hughessealey.co.uk](mailto:cheltenham@hughessealey.co.uk).

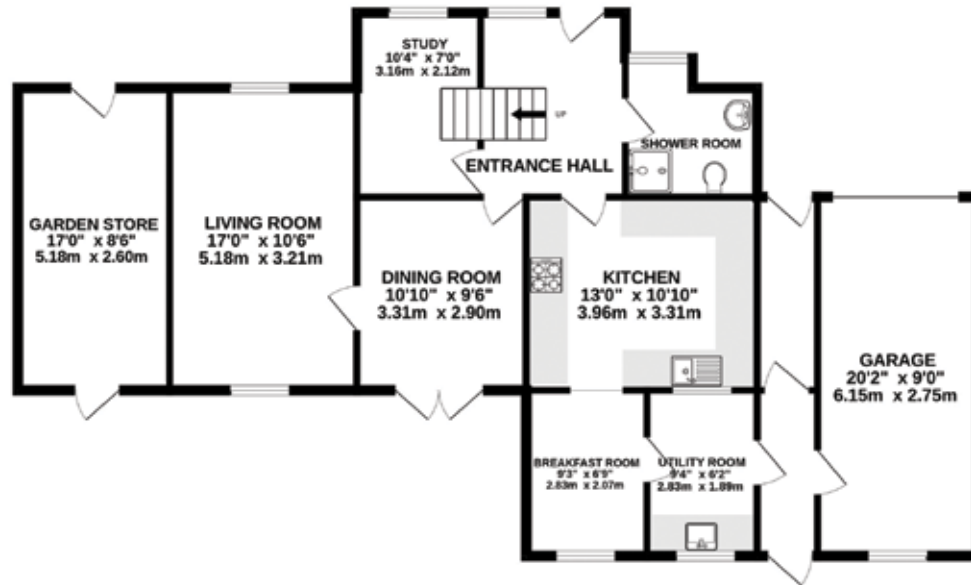
- A wonderful, three double bedroom link detached family home
- Located in this sought after village, where property rarely comes onto the market
- The home benefits from planning permission to create a four-bedroom, three bathroom property
- Planning ref link is – <https://plan.wychavon.gov.uk/Planning/Display/W/23/00703/HP>
- Currently the home benefits from: Entrance Hall, Cloakroom and Study
- Further ground floor rooms include Living Room, Kitchen, Breakfast room and Utility
- To the first floor are three double bedrooms and a family shower room
- Externally to the front is a gravelled driveway allowing for off road parking plus attached garage
- To the rear is a mature, enclosed garden, enjoying paved seating area and lawns
- A property that comes with a high recommendation to view

### DIRECTIONS

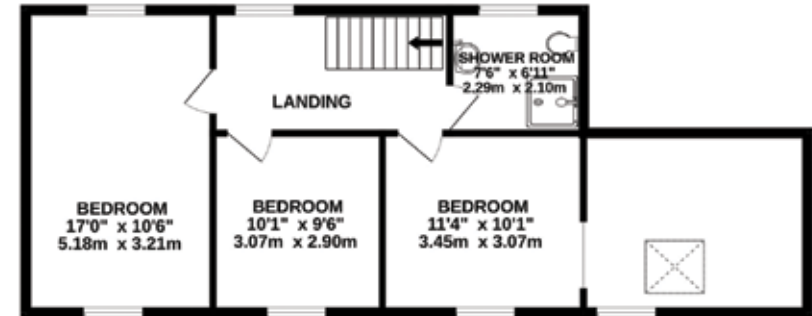
To locate the property, please enter the following postcode into your sat nav system: WR7 4NA. Upon arriving the property is located on your right.



**GROUND FLOOR**  
1148 sq.ft. (106.6 sq.m.) approx.



**1ST FLOOR**  
660 sq.ft. (61.3 sq.m.) approx.



**TOTAL FLOOR AREA : 1808 sq.ft. (167.9 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Registered Office: CDH Estates Ltd, Miramar, Cheltenham Road, Kinsham, Tewkesbury, GL20 8HP.





HUGHES SEALEY

Email: [cheltenham@hughessealey.co.uk](mailto:cheltenham@hughessealey.co.uk)

Tel: +44 (0)1242 220080

HUGHES  SEALEY