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A charming Grade II listed Georgian house in an enviable position overlooking the green of this highly desirable, conservation village. This outstanding property offers spacious accommodation with an significant level of flexibility, well-loved and completely renovated by the current owners.

- 3 characterful reception rooms; lounge with wood burner, library/snug and stunning orangery sitting room
- Kitchen / Breakfast room;
- Ground floor utility & shower rooms;
- Master bedroom with en-suite bath & shower room;
- 2 further double bedrooms to first floor;
- Family bath & shower room;
- A substantial second floor offering flexible accommodation currently: to the rear a single bedroom and home-office; to the front a single bedroom and large playroom/hobby room;
- Lovely front views & fabulous enclosed rear gardens with small orchard, extensive stone-flagged terrace, garage & parking.

Guide price £650,000



VESTIBULE

Entrance Vestibule - 4.73m (15'6")

HALL

Inner Hall - Limestone flooring & return staircase to first floor with store cupboard under.

SITTING ROOM 29'0" x 10'8" max, 8'0" min



Stone fireplace with stone-flagged hearth & multi-fuel stove, recessed & chamfered sash bay window to front with original shutters, & double-glazed French doors to rear.

LIBRARY/LOUNGE 13'8" x 12'4"



Extensive fitted shelving, original built-in Georgian architrave cupboard, recessed & chamfered sash bay window to front with shutters.

ORANGERY 24'0" x 9'5"



A fabulous light-filled sitting room with limestone flooring & a 4.73m (15'6") roof lantern, 3 sets of double-glazed French doors to the rear gardens & 2

double-glazed side windows. Perfect entertaining space and further dining room.

KITCHEN & DINING AREA 25'6" x 12'8" max



Free-standing bespoke & continental antique cupboards, food 'preparation' area with bespoke hand-made cabinets (including larder cupboard). ESSE electric 4-oven cast iron range cooker with INDUCTION hob, integrated fridge & dishwasher. Oak woodblock worktops & twin inset Belfast sinks. Limestone flooring & electric underfloor heating. Windows to sides & rear.

REAR HALL

Limestone flooring, stable door & window to side. Double doors to ORANGERY & doors to:

UTILITY/SCULLERY 7'9" x 5'8"

Fitted unit with sink, washing machine, dryer & Worcester oil condensing boiler. Window to side. Perfect workroom for extra appliances and food preparation.

SHOWER ROOM 7'9" x 4'9"

Shower cubicle, washbasin & WC, towel rail radiator.

FIRST FLOOR LANDING



Feature chamfered arched stair sash window with open views to rear.

Double BEDROOM 1. 13'6" x 12'4"



Spacious with window to rear & door with steps to:
En-Suite BATH/SHOWER ROOM 9'6" x 8'3"



Panelled bath, separate shower cubicle, washbasin & WC. Window to side.

Double BEDROOM 2 13'6" x (15'4" max) 13'2" min



Built-in double wardrobe, chamfered sash bay window to front with original shutters.

Double BEDROOM 3 (VIEWS) 15'0" max x 11'6" min



Built-in double wardrobe, bespoke sink unit, panel moulded ceiling & chamfered sash bay window to front with shutters.

'House' BATH/SHOWER ROOM 13'6" x 8'2" max



Free-standing claw-foot slipper bath, separate shower cubicle, washbasin & WC. Wall panelling, alcove shelving & sash bay window to rear.

UPPER LANDING

Window to rear.

Home Office/Study 12'6" max x 11'6"

Built-in wardrobe & cupboard with hot-water cylinder. Window to rear views

Play/Hobby Room 15'6" x 11'2" max



Play/hobby room or further double bedroom (Views) – Extensive fitted shelving, window to front.

Double BEDROOM 6 (VIEWS) 11'2" max x 11'2"



Window to front.

Double BEDROOM 7 (VIEWS) 11'6" x 8'0"



Window to rear. Potential to be converted to upper-floor bath & shower room.

OUTSIDE FRONT (VIEWS)



Stone boundary wall with pillars & gate to a lovely lawned garden with box-borders & established side borders. Stone-flagged patio & side access to:

Enclosed REAR GARDENS



Charming rear gardens with flagged patio areas, lawns & small orchard; tranquil stone-flagged terrace with shrub screening & raised beds, Malvern summerhouse and Victorian style greenhouse (by separate negotiation). Bordered by stone walls, hedges and pastureland.

GARAGE & PARKING 18'2" x 7'10"

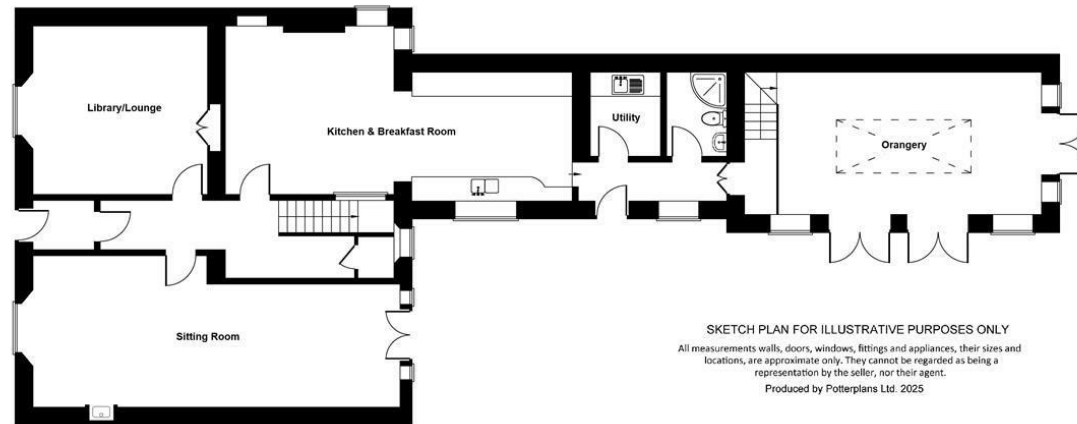
with light & power (potential for charging point installation) & 2-vehicle parking. Access to side lane by high timber gates.

NOTES

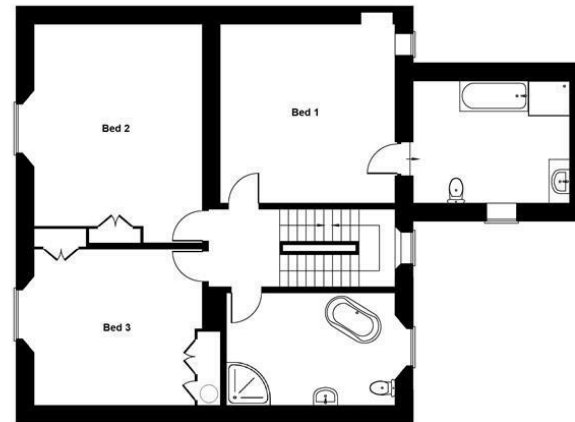
- 1) Freehold
- 2) Council Tax Band: D
- 3) EPC: TBC
- 4) Oil Central Heating
- 5) The property has a right of way over the adjoining left-hand property to the front, & over the side lane to access the rear Garden & Parking
- 6) Grade II Listed - Dating from circa 1746



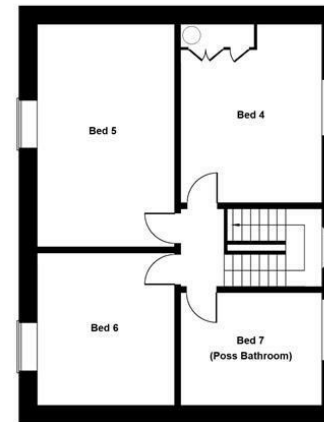




GROUND FLOOR

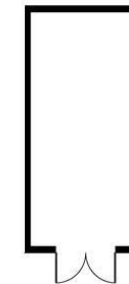


FIRST FLOOR



SECOND FLOOR

GARAGE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	68
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		