



# Fladbury Hill Fladbury

£1,150,000

- Equestrian property with approx 5.77 acres
- Roxley House, Roxley Cottage and Roxley House Apartment
- 3 barns, stabling-10 loose boxes and tack rooms
- Roxley House is attached to Roxley Cottage via a shared utility/boot room
- Self contained apartment above the double garage
- Far reaching views to the Malvern Hills
- No upward chain

Nigel Poole  
& Partners



# Roxley House

£1,150,000

**\*\*APPROXIMATELY 5.77 ACRES, ROXLEY HOUSE, ROXLEY COTTAGE AND A SELF-CONTAINED APARTMENT ABOVE THE GARAGE\*\*** The property also has paddocks, a menage, barns., stables and tack rooms. The gated driveway has ample parking and there is a double garage. Roxley House has a reception hall, cloakroom, study, lounge, dining room, conservatory, kitchen and utility/boot room. On the first floor there three bedrooms the master with en-suite and there is a family bathroom. The utility room links the house to the Cottage. The Cottage has a reception hall, cloakroom, lounge/dining room and a kitchen. On the first floor there are three bedrooms the master with a walk-in wardrobe and there is a family bathroom. Above the double garage there is a self-contained apartment with a lounge, kitchen two bedrooms and a bathroom. The double garage has a workshop and a machine store. The South facing private garden is laid to lawn and planting with patio seating areas overlooking the paddocks to open countryside and Malvern Hills.

## Reception Hall

Double glazed obscure panels and entrance door. Doors to the cloakroom, lounge, study and kitchen. Under stairs storage. Stairs rising to the first floor. Two radiators.

## Cloakroom 9' 4" x 3' 3" (2.84m x 0.99m)

Obscure double glazed window. Vanity wash hand basin and low flush w.c. Tiled splashbacks. Radiator.

## Study 12' 3" x 9' 11" (3.73m x 3.02m)

Dual aspect double glazed windows. Radiator.

## Lounge 22' 2" x 13' 6" (6.75m x 4.11m) max

Double glazed French doors to the garden. Fireplace with open fire. Glazed French door to the dining room. Radiator.

## Dining Room 15' 10" x 10' 9" (4.82m x 3.27m)

Double glazed French door to the garden. Double glazed sliding door to the conservatory. Radiator.

## Conservatory 11' 3" x 10' 10" (3.43m x 3.30m) max

Built of brick and double glazed windows. French door to the garden. Superb views over the paddocks to open countryside to both Bredon and Malvern Hills.

## Kitchen 19' 0" x 12' 1" (5.79m x 3.68m) max

Double glazed window to the rear aspect. Wall and base units surmounted by work surface. Sink and drainer with mixer tap. Tiled splashbacks. Space for an American style fridge freezer, range style oven and a dishwasher. Pantry. Tiled flooring. Obscure double glazed door to the utility/boot room with access to Roxley Cottage.

## Utility Room 12' 4" x 11' 5" (3.76m x 3.48m)

Double glazed door to the garden. Space and plumbing for appliances. Tiled flooring. Free standing oil fired Grant boiler.

## Landing

Double glazed window. Doors to the bedrooms and bathroom. Airing cupboard housing the hot water tank. Radiator.

## Master Bedroom 17' 2" x 12' 1" (5.23m x 3.68m) max

Vaulted ceiling. Double glazed window. Fitted wardrobe. Door to the en-suite. Radiator.

## En-suite 10' 7" x 5' 9" (3.22m x 1.75m) max

Obscure double glazed window. Shower cubicle with mains fed shower. Pedestal wash hand basin and low flush w.c. Central heated ladder rail.

## Bedroom Two 15' 6" x 12' 1" (4.72m x 3.68m) max

Dual aspect double glazed windows. Vaulted ceiling. Fitted wardrobe. Two radiators.

## Bedroom Three 12' 3" x 11' 4" (3.73m x 3.45m) max

Double glazed window. Vaulted ceiling. Radiator.

## Family Bathroom 10' 8" x 7' 1" (3.25m x 2.16m) max

Obscure double glazed window. Vaulted ceiling. Panelled bath. Mains shower. Tiled splashbacks. Pedestal wash hand basin and low flush w.c. Central heated ladder rail. Tiled flooring.

## Garden

The private garden is laid to lawn with planting and patio seating areas. Superb views over paddocks to open countryside to Malvern hills.



23 High Street, Pershore WR10 1AA



**Tenure: Freehold**  
**Council Tax Band: F**

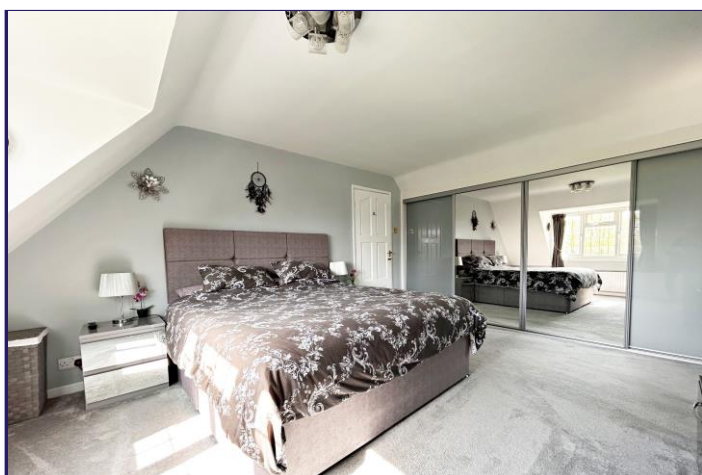
Broadband and Mobile Information To check broadband speeds and mobile coverage for this property please visit: <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode WR10 2NE

### Roxley Cottage

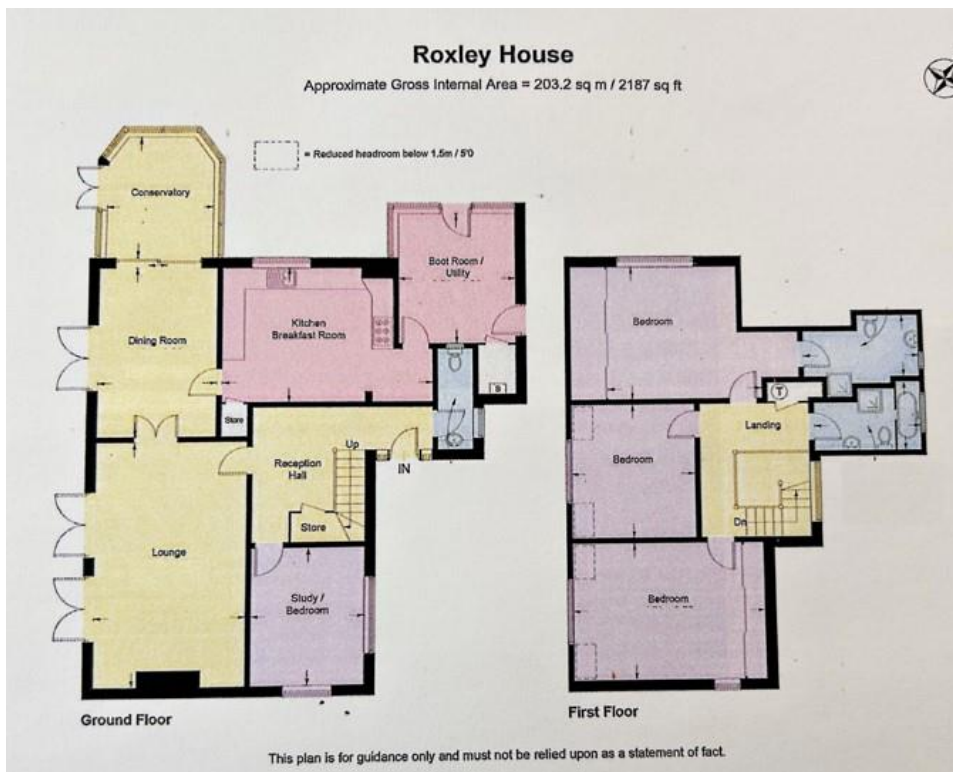
Reception hall, cloakroom (with a shower), lounge/dining room and kitchen. On the first floor there are three bedrooms and a bathroom. Tenure: Freehold Council Tax Band: B EPC: F Additional information available on request.

### Roxley House Apartment

Lounge, kitchen, two bedrooms and a bathroom. Tenure: Freehold Council Tax Band: A EPC: F Additional information available on request.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	90 E	
21-38	F		
1-20	G		

**MISREPRESENTATION ACT 1991**

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