



Allan Morris
estate agents

**Kinnersley, Severn Stoke,
Worcestershire.**

**16 Kinnersley, Severn Stoke, Worcestershire.
WR8 9JR**

- * Substantial detached family home
- * 5 Bedrooms
- * Separate Annexe
- * Plot of approximately 0.5 of an acre
- * Popular village location
- * Easy access to motorway links

A most substantial five bedroom detached family home, benefiting from a separate Annexe comprising first floor Office/Living Accommodation, Tack Room/Garage with Cloakroom and Garden Room.

Accommodation briefly comprises: Porch, Hall, Living Room, Study, Dining Room, W.C./Cloakroom, Kitchen, Pantry, Utility, Conservatory and Cellar. To the first floor: Five Bedrooms, two Bathrooms and a separate W.C.

There is the further benefit of an Annexe with first floor living/work space, including Kitchen and Shower Room. On the ground floor of the Annexe is a Garden Room, W.C. and Storage/Tack Room, all making for an ideal entertainment area.

Outside: There is the benefit of a generous driveway providing parking for several vehicles and large gardens, plot totalling approximately half an acre.

LOCATION: The property is located in the small village of Kinnersley. The village itself benefits from a Public House and is within easy reach of motorway links north and south via junction 8 of the M5 motorway, where access can also be gained onto the M50 motorway.

AGENT'S NOTE: There is a small parcel of land available, if required, via separate negotiation.





Directions:

Proceed out of Worcester along the A38 Bath Road. Continue straight over the first roundabout and take the exit signposted Kempsey and Severn Stoke. Continue for approximately 5.5 miles and upon entering the village of Severn Stoke. Take a left hand turn in the direction of Kinnersley and as you enter the village, the property will be located on the right hand side.

What3words://: elated.vibrate.stitching

WAM 7783

Useful Information:

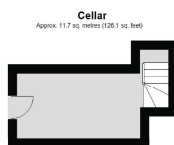
Tenure: Freehold

EPC Rating: F

Council Tax Band: F

Annexe Council Tax Band: A

Price: Offers over £ 800,000



Cellar
Approx. 11.7 sq. metres (126.1 sq. feet)

Ground Floor
Approx. 189.3 sq. metres (2057.9 sq. feet)



First Floor
Approx. 156.5 sq. metres (1692.9 sq. feet)



Total area: approx. 357.4 sq. metres (3846.5 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Floorplan & Measurements

Living Room - 4.8m x 4.27m (15'9" x 14'0")

Dining Room - 4.8m x 4.27m (15'9" x 14'0")

Study - 3.66m x 3.66m (12'0" x 12'0")

Kitchen/Breakfast Room - 6.27m x 3.53m (20'7" x 11'7")

Utility Room - 2.67m x 2.21m (8'9" x 7'3")

Pantry - 2.9m x 1.75m (9'6" x 5'9")

Conservatory - 3.76m x 2.01m (12'4" x 6'7")

Cellar - 4.19m x 2.26m (13'9" x 7'5")

Bedroom 1 - 4.19m x 3.86m (13'9" x 12'8")

Bedroom 2 - 5m x 3.28m (16'5" x 10'9")

Bedroom 3 - 3.66m x 3.58m (12'0" x 11'9")

Bedroom 4 - 3.58m x 3.53m (11'9" x 11'7" max)

Bedroom 5 - 3.73m x 1.93m (12'3" x 6'4")

Bathroom 1 - 3.78m x 2.95m (12'5" x 9'8")

Bathroom 2 - 2.36m x 1.88m (7'9" x 6'2")

Garden Room - 5.23m x 5.18m (17'2" x 17'0")

Garage/Tack Room - 6.43m x 5.26m (21'1" x 17'3" max 17'1" min)

Annexe Studio - 11.81m x 5.21m (38'9" x 17'1")

Annexe Shower Room - 3.23m x 1.91m (10'7" x 6'3")

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you, please contact our Office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. Measurements: Our quoted room sizes are approximate and intended for general guidance, you are advised to verify all the dimensions carefully. Fixtures & Fittings: All items not specifically mentioned within these details are to be excluded from the sale. Services: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

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