



Croome Farm Cottages  
Croome D'Abitot | Severn Stoke | Worcestershire | WR8 9DW



# CROOME FARM COTTAGES

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Located in a stunning countryside setting, Croome Farm Cottages offers a rural lifestyle, but with equal access to the amenities of local towns. This unique home offers great living space including a large kitchen/breakfast room, a spacious dining room, four bedrooms, the master of which includes an ensuite and built-in storage. The property benefits from exposed beams, endless windows providing for light and airy accommodation. The property has been renovated and upgraded to a high standard and provides a wonderful family home within one of the most desirable locations.



Ground floor:

When entering Croome Farm Cottages, the first view is the entrance hall. To the left-hand side of the entrance hall is the downstairs WC. In the heart of the home is the large kitchen/breakfast room which has just been totally refurbished and a further utility room. The dining room, easily accessed from the kitchen, benefits from a dual aspect fireplace. The cosy living room is a further benefit to the ground floor accommodation.

- Entrance hall
- Cloakroom
- Dining room
- Kitchen/Breakfast room
- Utility room
- Sitting room
- Living room









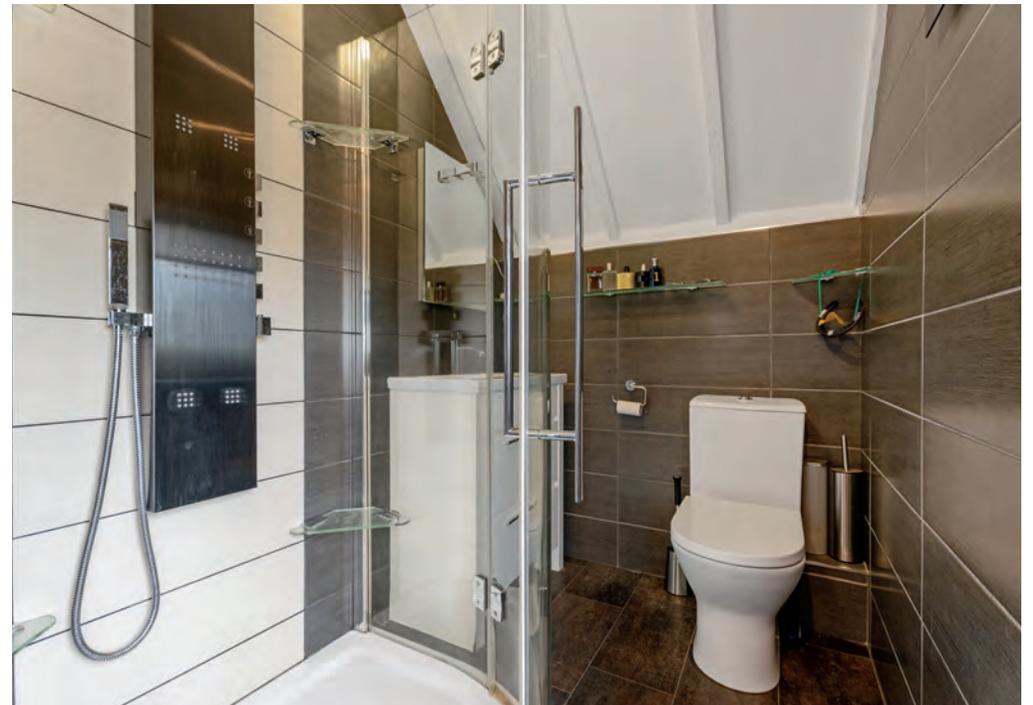




First floor:

Ascending to the first floor, as you walk up the stairs you are greeted with a landing enjoying a window to the front overlooking the glorious gardens. A generously proportioned master bedroom suite having an ensuite shower room and ample built-in storage. The second bedroom further benefits from an ensuite shower room. A family bathroom and third and fourth double bedrooms complete the upstairs accommodation. All bedrooms include built-in wardrobe space and storage.

- Main bedroom with ensuite
- Second bedroom with ensuite
- Two further bedrooms
- Family bathroom











Outside:

The elegantly maintained, lawned gardens stretch to just under 4 acres, as well as enjoying a man-made lake. Car enthusiasts will appreciate the multiple garages including a quadruple garage and double oak framed garage with log store, providing ample space for all your vehicles, tools, and hobbies. Whether you have a collection of classic cars or simply need extra storage, this feature offers the flexibility you desire. The quadruple garaging also benefits from a toilet, kitchenette, a games room and office space which overlooks the idyllic lake and gated entrance. This space is also ideal for multi-generation living and entertaining.

Of further mention, the property has recently been lovingly restored to a very high standard throughout. Double glazing has been fully upgraded throughout and a new oil boiler has also been fitted.









# LOCATION AND HISTORY

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Nestled on the doorstep of the magnificent 670-acre National Trust Parkland and Croome Estate offering breathtaking walks and views of the Malvern Hills and Bredon Hill. The private gated entrance of London Arch affords a much-appreciated sense of privacy and security to all residents.

The nearby Georgian market town of Pershore offers a wide range of everyday amenities, including independent shops, a health centre, a cottage hospital, a public library, a community arts centre and cinema, public houses and restaurants. Recreational facilities include tennis, cricket, football and rugby clubs, a leisure centre with a swimming pool, the historic Abbey and surrounding park, and the River Avon. It is also well known for its annual plum festival. There is an educational provision from nursery/pre-school to high school and a sixth form college available at Pershore High School. Of particular importance is the number of highly regarded private schools in Worcester, Malvern and Cheltenham.

The county town and cathedral city of Worcester, lying on the banks of the River Severn, provides high street shopping and is characterised by one of England's great cathedrals, its racecourse, county cricket ground and university. Pershore, with its Georgian appeal, is also a good shopping centre and has a community-active theatre, library and excellent market.

The Worcester Parkway Railway Station, (just under 6 miles) to the south of Worcester, reduces journey times for commuters, and has ample parking which increases the capacity for London commuters. This has a significant impact on Worcestershire's accessibility to the capital and other regional locations.

If education is a priority, then Worcestershire is blessed with an enviable mix of schooling at all levels, including a variety of independent establishments, notably King's prep school and senior school, allowing parents to select the right environment for their children's needs. Royal Grammar School and King's School in Worcester. Malvern College is also within easy reach.

More extensive shopping and services can be found in Worcester, and Cheltenham is well known for its specialist shopping and is within easy reach.





Services  
Mains electricity and water  
Private drainage via a septic tank  
Oil-fired central heating

Tenure  
Freehold

Local Authority  
Malvern Hills  
Council Tax Band G

Viewing Arrangements  
Strictly via the vendors sole agents Fine & Country on 01905 678111

Website  
For more information visit [www.fineandcountry.com](http://www.fineandcountry.com)

Opening Hours  
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Saturday 9.00 am - 1.00 pm

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I am a real estate specialist who has worked within the upper quartile of the property market for many years and demonstrate exceptional knowledge, experience and skill. I am able to show owners how to achieve the best possible prices for their homes and use my considerable negotiating skills to ensure that all offers reach their full potential. I have grown up in Worcestershire and attended The Alice Ottley School in Worcester. I live with my daughter and 4 dogs in the picturesque village of Little Witley. I support the Fine and Country Foundation, helping the homeless and less fortunate by organising charity events locally. In my spare time, I love walking my dogs, cooking and travelling.



## MARIE KIMBERLEY

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Having lived in various parts of Worcestershire for over ten years, I have substantial knowledge and experience of the county, now living in the Ombersley area with my husband, two children and a naughty cocker spaniel!

With a personable and determined character, I demonstrate excellent communication and organisational skills with an extensive background in education leadership and psychology - teaching English, Literature and Media Studies - in more recent years, project managing house renovations/building projects with my own growing portfolio of property.

I have demonstrable experience in media and marketing, which is essential to ensure that all clients achieve the best possible outcomes, experiencing a first-class service as they sell their home. In my spare time, I love walking, holidays, reading and I'm an avid theatre goer.

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