



Alcester Road, Inkberrow

Worcester, WR7 4HN

Jeremy
McGinn & Co 

Available at
Offers In The Region Of £625,000



A stunning and unique Barn conversion situated on the edge of the sought-after village of Inkberrow in a small cluster of similar properties. Inkberrow provides day to day necessities where there is an excellent Primary School, Doctors surgery, 2 country pubs and a thriving local shop, while the property is a few miles from Alcester in one direction and further afield, Worcester. The surrounding countryside offers beautiful views in all directions.

The property is approached through timber gates onto a gravelled frontage with shaped lawned gardens, where there is parking for numerous vehicles along with a DETACHED DOUBLE GARAGE with adjoining WORKSHOP and an ANNEX (which would make an ideal Office/Gym).

The main house, across the drive, is presented in immaculate condition and is filled with character features including exposed wall and ceiling timbers throughout. Accommodation includes; Reception hall, a good size farmhouse-style Breakfast Kitchen with double doors opening to a Dining room. Further doors open to an impressive Living room with full-width windows to front and rear and a feature inglenook fireplace with log burner. There is also a Utility room and Downstairs Cloakroom.

A staircase rises to the Gallery landing with multiple exposed timbers. There are THREE DOUBLE Bedrooms, All with EN-SUITE, the stunning Master Bedroom having exposed trusses and full-width windows to front and rear.

To the front the gravelled drive with lawned Gardens are all enclosed with hedging/wall making this a very private area. To the rear there is a part wall/part fenced Courtyard Garden with paved patio and path leading through shaped flower beds either side.





Tax Band: F

Council: Wychavon

Tenure: Freehold

Inkberrow is a beautiful village set in stunning Worcestershire countryside with great road links to the City of Worcester, the Roman market town of Alcester, Stratford-upon-Avon, Redditch and Birmingham in the north.

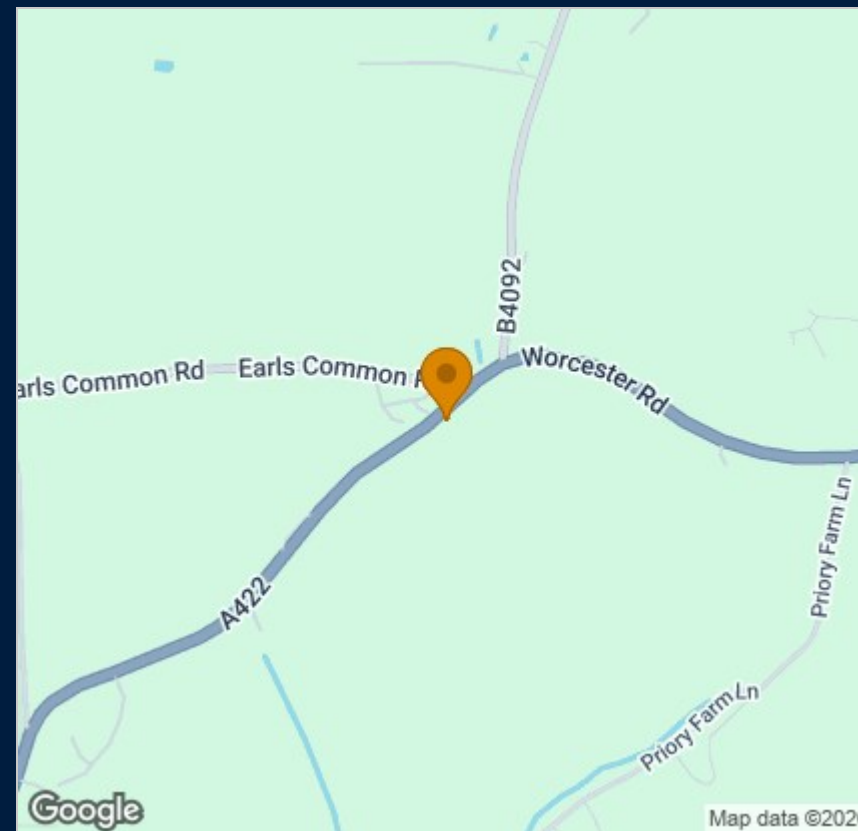
The village supports St Peter's Church, has a thriving Primary School, an excellent village shop, two local pubs, and a Village Hall and runs a tennis, bowls and football club.



Floor Plan



Map



Energy Performance

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			
		75	82
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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In line with the Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Jeremy McGinn & Co must complete an identification check. To carry out these checks, we work with a specialist third-party provider and a fee of £25 + VAT per purchaser is payable in advance once an offer has been agreed and before we can issue a Memorandum of Sale.

Please note that this fee is non-refundable under any circumstances.

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