



Allan Morris
estate agents

Church Lane, Norton,
Worcester.

Orchard House, Church Lane, Norton, Worcester. WR5 2PS

Features:

Substantial family home

4/5 Bedrooms

1 Bedroom Annexe

Driveway & double Garage

Total plot of approx. 0.61 of an acre

Easy access to motorway links & Worcestershire Parkway Railway Station

A most spacious 4/5 bedroom detached family home, offering flexible accommodation and offered along with further independently accessed 1 bedroom Annexe, as well as the further benefit of driveway providing parking for several vehicles, double garage, log cabin and gardens totalling approximately 0.61 of an acre, backing onto open countryside.

Accommodation briefly comprises: Entrance Hall, downstairs Cloakroom, Study, Living Room, Family Room/Downstairs Bedroom and fabulous open-plan Kitchen/Diner with Utility Space off. On the first floor: Master Bedroom with En-Suite Shower Room, three further double Bedrooms and Family Bathroom.

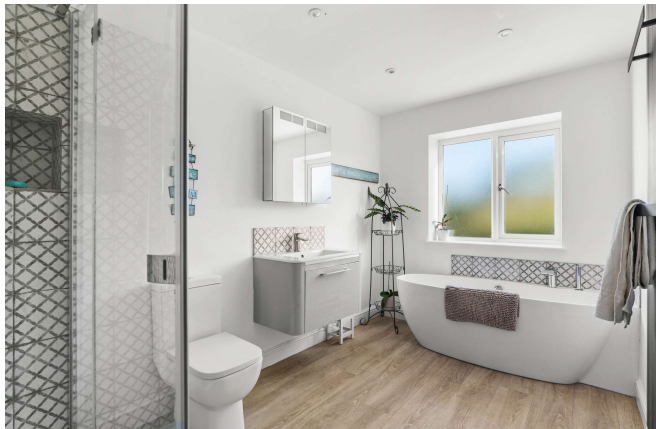
Annexe comprises: Hall, open-plan Lounge/Kitchen/Dining Room with doors opening out to rear garden, double Bedroom and Shower Room:

Outside: To the front is generous driveway, as well as access to double Garage. To the rear are stunning private gardens, with access into log cabin/garden room (currently used as a bar) and with far reaching views over open countryside and towards the Malvern Hills.

LOCATION:

'Orchard House' is situated within the sought after area of Norton, which has a vibrant Village Hall with various Clubs to attend and St. Peter's Garden centre close by. There is also the benefit of popular Primary School close by and easy access to Worcestershire Parkway Railway Station and Junction 7 of the M5 motorway.





Directions:

From Worcester City centre take the A38 Bath Road in a southerly direction and proceed to the outskirts of the City. At the traffic island, just past the Ketch Public House, take the first exit onto the A4440, signposted to the M5. At the next traffic island take the third exit to Norton Road, then at the next roundabout take a left hand turn. Continue along the road, which becomes Church Lane, where 'Orchard House' will be found on the right hand side, as indicated by our For Sale board.

WAM 8111

Useful Information:

Tenure: Freehold

EPC Rating:

Council Tax Band: G

PRICE: £ 900,000



Ground Floor
Approx. 212.8 sq. metres (2287.9 sq. feet)



First Floor
Approx. 80.8 sq. metres (870.9 sq. feet)



Total area: approx. 293.4 sq. metres (3157.9 sq. feet)

Floorplan & Measurements:

Living Room: - 6.91m x 4.32m (22'8" x 14'2")

Kitchen / Diner: - 10.72m x 3.51m (35'2" x 11'6")

Study: - 3.48m x 2.11m (11'5" x 6'11")

Family Room / Bedroom 5: - 5.23m x 4.95m (17'2" maximum x 16'3")

Bedroom 1: - 4.78m x 3.51m (15'8" x 11'6")

En-Suite Shower Room: - 3.51m x 2.03m (11'6" x 6'8")

Bedroom 2: - 3.63m x 3.17m (11'11" x 10'5")

Bedroom 3: - 3.48m x 3.33m (11'5" x 10'11")

Bedroom 4: - 3.48m x 2.74m (11'5" x 9'0")

Bathroom: - 3.63m x 2.11m (11'11" x 6'11")

Annexe Lounge/Kitchen/Diner: - 5.03m x 4.7m (16'6" x 15'5")

Annexe Bedroom 1: - 3.58m x 3.35m (11'9" x 11'0")

Annexe Shower Room: - 2.39m x 1.8m (7'10" x 5'11")

Garage: - 6.98m x 6.48m (22'11" x 21'3")

Address:
32 Sidbury, Worcester, WR1 2HZ

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.