



Beaulieu Elmfield, Baughton, Earls Croome, WR8 9DQ

£485,000

A light and airy three bedroom detached family home, with lovely gardens, lots of parking, garage and carport in the centre of the hamlet of Baughton. The versatile accommodation comprises@ wide entrance hall, triple aspect lounge diner, large dining conservatory, kitchen, cloakroom, three bedrooms, bathroom. Further benefits include: central heating, double glazing, gated front garden with plenty of parking, large carport, garage with utility space, and landscaped gardens which include a bespoke shepherds hut tucked away at the rear. Having excellent access to Worcester Parkway, the M5, Upton upon Severn, and Worcester. Viewing a much to appreciate the charm and location of home on offer.



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ENTRANCE HALL

Accessed via an obscure glass double glazed door, two ceiling light points, radiator, stairs to first floor with under stairs storage cupboard, wood plank effect floor, doors to:

LOUNGE / DINER 24'0" x 12'4" narrowing to 8'9" (7.34m x 3.77m narrowing to 2.69m)

Triple aspect making a light and airy room with double glazed windows to front and both sides, two ceiling light points, feature brick fireplace with wood burner. two radiators, wood plank effect flooring to dining area.

KITCHEN 16'0" x 7'5" (4.90m x 2.27m)

Twin rear aspect double glazed windows, two ceiling light points, beautiful farmhouse style re-fitted kitchen comprising: range of ivory units under a wood block work surface, one and a half bowl sink unit, Rangemaster Classic Delux and cooker with matching extractor over, space and plumbing for washing machine, integral fridge, space for further appliance, built-in pantry, door to cloakroom, wooden stable door to:

CONSERVATORY 14'9" x 14'1" (4.50m x 4.30m)

uPVC double glazed conservatory, wall light point, twin double glazed doors to rear garden and double glazed to side.

CLOAKROOM

Rear aspect obscure glass double glazed window, ceiling light point, white suite comprising: wash hand basin, push flush WC, wood plank effect flooring.

LANDING 10'6" x 9'9" (3.22m x 2.99m)

Front aspect obscure double glazed window, ceiling light point, smoke alarm, eaves storage, space for study area, doors to;

BEDROOM ONE 12'4" x 11'1" (3.76m x 3.39m)

Dual aspect with front and side facing double glazed windows, ceiling light point, radiator.

BEDROOM TWO 10'7" x 10'6" (3.23m x 3.22m)

Rear aspect double glazed window overlooking the garden, ceiling light point, access to the roof space, radiator, two built-in wardrobes with hanging rail and shelving.

BEDROOM THREE 8'8" x 7'6" (2.66m x 2.30m)

Side aspect double glazed window, ceiling light point, radiator, built-in wardrobe with hanging rail and shelving.

BATHROOM 9'9" x 7'5" (2.99m x 2.27m)

Rear aspect double glazed window, ceiling light point, white suite comprising: large shower cubicle with rainfall and body shower, pedestal wash hand basin, WC, combination radiator and towel rail, part tiled walls, tile effect floor.



GARDENS

Beaulieu sits in beautifully maintained, landscaped gardens accessible from the lane, a spacious tarmac driveway is accessed by a five bar gate with lights to each side pillar which opens to parking for five to six cars, leads to the front door, the car port to the side garage and pedestrian access on both sides to the rear garden. The front garden itself has a small lawn and a range of mature flower and shrub beds with specimen trees to the borders. The private rear garden is accessible from the conservatory or either side of the front garden with an initial wide paved patio providing plenty of space for table and chairs and outside dining. This opens to a formal lawn with mature flowering shrub beds to the side, some mature fruit trees and shrubs towards the rear provide a screen to the rear part of the garden accessible via a rose arch to a further paved area with space for table and chairs, a small shelter ideal for children's outdoor play and a fantastic shepherds hut.

SHEPHERDS HUT 9'6" x 6'5" (2.91m x 1.97m)

Fantastic hand crafted shepherds hut accessed via a step and stable door which opens to a fantastic space suitable for table and desk and escape from the main house or a perfect place for children to play.

GARAGE 1 14'0" x 8'7" (4.28m x 2.62m)

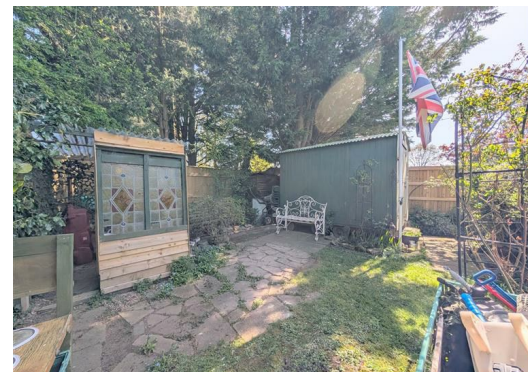
Front aspect up and over door, ceiling light point, window to side, door to rear to further area of garage currently partitioned off - this could be opened up to create a larger single garage again.

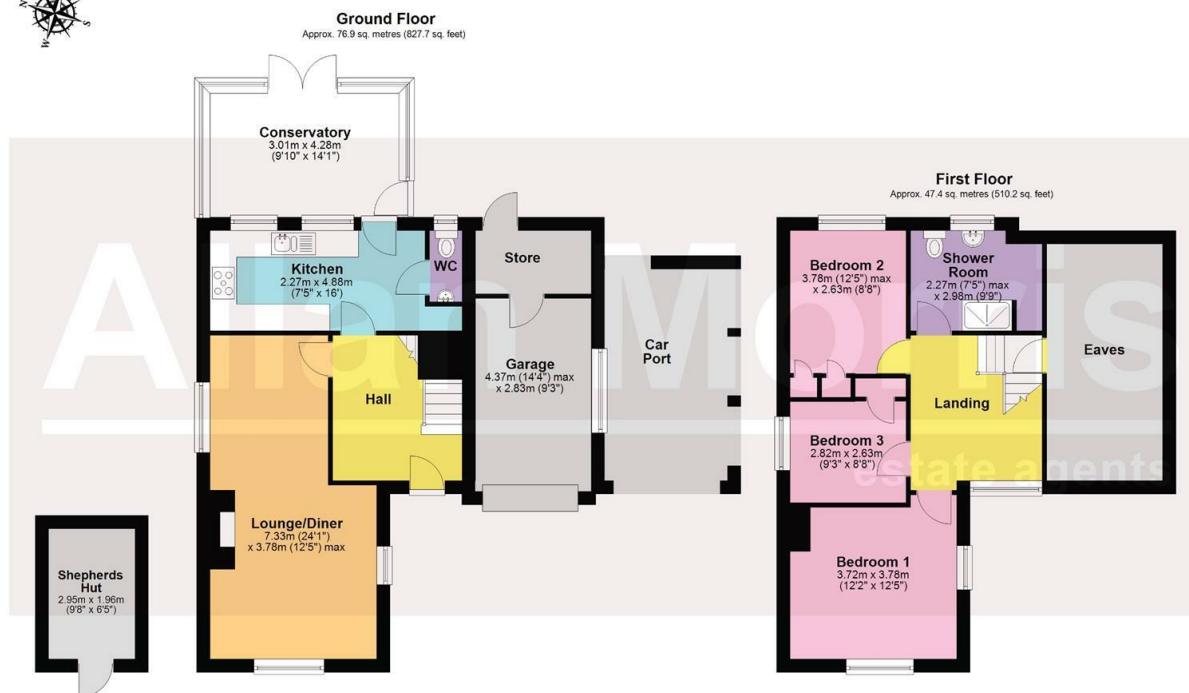
UTILITY 8'7" x 4'8" (2.62m x 1.44m)

Power and light, floor mounted Worcester boiler, double glazed door to the rear garden.

DIRECTIONS

From the Upton office of Allan Morris, turn left and proceed to the roundabout taking the second exit over the bridge onto the A4104. Proceed to the A38 (approximately 2 miles) and proceed straight on at the roundabout on to the A4101. Continue into the village of Baughton, past 'The Jockey' public house and take the next right into Elmfield. Beaulieu can be found on the left hand side after a short distance as indicated by the Allan Morris 'For Sale' board. To arrange a viewing or with any queries please call us on 01684 891348 or email upton@allan-morris.co.uk





Total area: approx. 124.3 sq. metres (1337.9 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.

TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price.

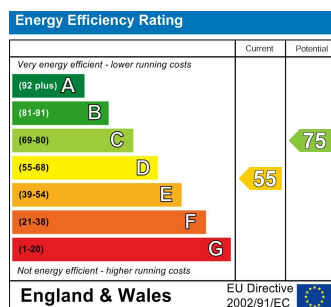
SERVICES: Mains electricity, water and drainage are connected. Heating system is oil fired. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: E

ENERGY PERFORMANCE RATINGS: Current: D55 Potential: C75

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700

EPC



Material Information Report



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