



STICKLES

MORGAN  
APS  
SALES & LETTINGS

# STICKLES

Greenhill, Cradley, Nr. Malvern. WR13 5JE

*Idyllic country living with  
a contemporary twist*

This individual property boasts tastefully styled and spacious open-plan living accommodation, taking full advantage of the garden and views in a third of an acre plot surrounded by beautiful countryside. Relax in the impressive 27' living room with two sets of bi-fold doors and a full height window. The kitchen diner is a great family space too, being flooded with natural light and having another picture window with a view. If you're looking to work from home, the downstairs study provides a lovely space for this and opens out onto the garden through a further set of bi-fold doors. Upstairs won't disappoint with four well proportioned bedrooms enjoying the lovely outlook. Potter in the peaceful and well tended gardens or soak up the sun on the large south facing terrace, which provides a first class outdoor entertaining space. The village centres of Suckley, Alfrick and Cradley are all conveniently positioned nearby so local amenities and a sense of community are close at hand. Malvern and Worcester are just down the road plus the M5 at Junction 7 is within easy reach too. With no onward chain, this stunning home is ready when you are.



Waitrose and M&S in Malvern



Malvern Active, Malvern Spa



Alfrick & Lulsley village shop & Cafe



A good selection of local state & private schools



The Hop Shed Suckley, The Talbot Knightwick, extensive choice of restaurants in Malvern

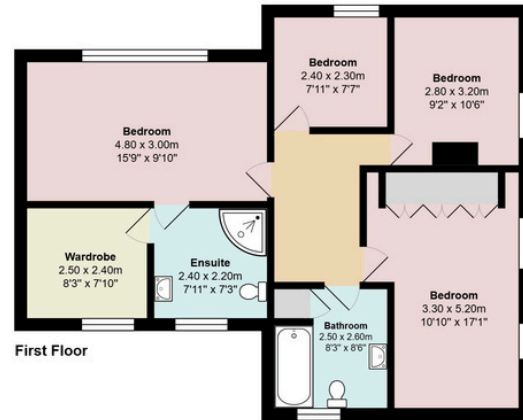


Worcester & Malvern Train Stations





# FLOORPLAN



Total Approx Area: 170.0 m<sup>2</sup> ... 1829 ft<sup>2</sup> (excluding store, workshop)  
All measurements of doors, windows, rooms are approximate and for display purposes only.  
No responsibility is taken for any error, omission or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



## IN A NUTSHELL

- A stylish home in a tranquil rural setting with great gardens in approximately a third of an acre with no onward chain
- Close to both Suckley and Cradley - both thriving villages with a sense of community. Malvern, Hereford, Ledbury and Worcester all in easy reach
- Entrance hall. Cloakroom. Main hall with staircase. Dual aspect study with bi-fold doors
- Light and spacious 21' x 17' kitchen diner with a lovely outlook. Utility room
- Living room featuring two sets of bi-fold doors out to the rear garden and wood burner
- Four great bedrooms - the principal bedroom featuring a walk-in wardrobe and an ensuite shower room. Family bathroom
- Gated entrance to gravelled parking area. Large workshop. Garden store
- Attractive gardens bordering open countryside. Extensive south facing seating terrace creating an outdoor entertaining area

# The Nitty Gritty

Mains water

Mains electricity

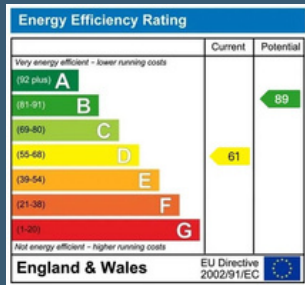
Mains gas

Private drainage to shared  
sewerage treatment

Freehold

Herefordshire Council  
Council Tax Band F

what3words: ///shipped.usual.cornering



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