



Allan Morris
estate agents

**Hatfield Lane, Norton,
Worcester**

**The Grange, Hatfield Lane, Norton, Worcester.
WR5 2PY**

NO ONWARD CHAIN

Period detached family home

3 Reception Rooms

4/6 Bedrooms

2.7 acres (approximately)

Wonderful semi rural location

Double Garage & stabling

Viewing highly recommended

**** No Onward Chain ****

A 4/6 bedroom detached period family home offering spacious, versatile and well presented accommodation, with a number of period style features and further scope for improvement, standing in generous grounds of approximately 2.7 acres, with garaging and stabling. Situated in a wonderful semi rural location enjoying panoramic views across the surrounding countryside, whilst providing easy access to the City of Worcester, national road and rail networks (Worcester Parkway Railway Station approximately 2 miles away).

Accommodation briefly comprising: Entrance Hall, Reception Hall, Lounge, Dining Room, Study, Kitchen Breakfast Room, Utility Room, Shower/Wet Room, Garden Room, Boiler/Store Room, 4/6 Bedrooms and Family Bathroom.

Outside: The property is approached by a gravelled driveway leading up to the front door, a parking/turning area, double attached Garage and stabling. (Three loose boxes and a Tack Room). Approximately 2.7 acres of grounds being subdivided for grazing purposes. The gardens enjoy a sunny aspect and views across the surrounding countryside. Benefiting from a outside cold water tap, outside security light and oil storage tank.





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 and at the following roundabout turn left. Continue along this road, Church Lane, heading out into the countryside and then turn right into Hatfield Lane. Continue along, where 'The Grange' can be found on the left hand side.

What3Words: [///tycoons.laces.smiled](https://www.what3words.com/tycoons.laces.smiled)

WAM 8070

Useful Information:

Tenure: Freehold

EPC Rating: F

Council Tax Band: G

GUIDE PRICE: £1,000,000



Ground Floor
Approx. 241.9 sq. metres (2669.3 sq. feet)
(including terrace)

Cellar
Approx. 22.4 sq. metres (241.0 sq. feet)

First Floor
Approx. 122.9 sq. metres (1332.0 sq. feet)



Total area: approx. 396.2 sq. metres (4265.0 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.

Floorplan & Measurements:

Lounge: - 5.84m x 4.24m (19'2" x 13'11")

Kitchen: - 7.09m x 3.53m (23'3" x 11'7") max

Dining Room: - 5.84m x 4.22m (19'2" x 13'10")

Study: - 4.24m x 3.76m (13'11" x 12'4")

Shower Room: - 3.2m x 1.85m (10'6" x 6'1")

Store: - 3.2m x 2.51m (10'6" x 8'3")

Boot Room: - 3.68m x 3.07m (12'1" x 10'1")

Bedroom 1: - 5.84m x 4.35m (19'1" x 14'3")

Bedroom 2: - 5.84m x 3.63m (19'1" x 11'10")

Bedroom 3: - 4.35m x 3.76m (14'3" x 12'4")

Bedroom 4: - 3.76m x 3.63m (12'4" x 11'10")

Bedroom 5: - 3.58m x 3.05m (11'9" x 10'0")

Dressing Room: - 3.05m x 2.57m (10'0" x 8'5")

Study 2: - 3.05m x 3m (10'0" x 9'10")

Bathroom: - 3.66m x 2.21m (12'0" x 7'3")

Cellar: - 6.53m x 3.76m (21'5" x 12'4") max

Garage 1: - 5.82m x 5.13m (19'1" x 16'10")

Garage 2: - 5.82m x 3.25m (19'1" x 10'8")

Stable 1: - 4.93m x 3.45m (16'2" x 11'4")

Stable 2: - 3.96m x 3.45m (13'0" x 11'4")

Stable 3: - 3.96m x 3.45m (13'0" x 11'4")

Stable 4: - 3.96m x 3.45m (13'0" x 11'4")

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.

Address:
32 Sidbury, Worcester, WR1 2HZ