



Morton Wood Farm Morton Wood Lane, Worcester, Abbots Morton WR7 4LU

Guide price £875,000





Morton Wood Farm Morton Wood Lane

Abbots Morton
Worcester, WR7 4LU

- A period farm house in a wonderful rural location
- Peaceful setting
- Double garage with parking
- Just over 5 acres approx.
- Six double bedrooms, two bathrooms
- Scope to make your own

Morton Wood Farmhouse is a charming and characterful home set within approximately 5.2 acres, enjoying stunning countryside views, a level paddock, and a peaceful rural setting surrounded by an extensive network of footpaths and bridleways—ideal for walking, riding, and country pursuits.

Approached via a stone-paved pathway, the farmhouse opens into a light and welcoming reception hall with flagstone flooring, leading through to an inner hall that provides access to the principal living spaces. The impressive reception/dining room features a striking inglenook fireplace with an oak bressumer beam and solid fuel-burning stove, along with dual aspects overlooking the gardens and surrounding woodland. A bright conservatory, accessed via an original portico door with a glazed fanlight, opens onto the garden, while the spacious sitting room—formed from two former rooms—offers a feature Victorian cast iron fireplace. The farmhouse kitchen is well-proportioned with a range of fitted units, integrated appliances, and ample space for additional utilities, and is complemented by a separate study.

The accommodation is arranged over three floors, offering six double bedrooms in total, all retaining period features and enjoying delightful countryside views. The first floor hosts three bedrooms served by a large family bathroom with both bath and separate shower, while the second floor provides three further bedrooms—one currently used as a study—and an additional family bathroom. The property also benefits from useful storage and airing cupboards, along with access to the loft.

Externally, the gardens are predominantly laid to lawn with mature trees, well-stocked borders, and a decked seating area ideal for al fresco dining. A second, slightly elevated area includes raised beds and fruit trees, offering further versatility. The grounds extend to a superb level paddock of approximately five acres, enclosed by post and rail fencing. To the rear, a characterful red brick garage.



Additional Information

Tenure: We understand that the property is for sale Freehold.

Local Authority: Wychavon District Council

Council Tax Band: We understand that the Council Tax Band for the property is Band G

EPC Rating: F

DISCLAIMER

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.

Services

Services: The services include oil fired central heating, mains water and electricity, private drainage to a shared system with the barn complex behind the house – there is a community running cost for this service.

Anti Money Laundering & Financial Regulations

In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

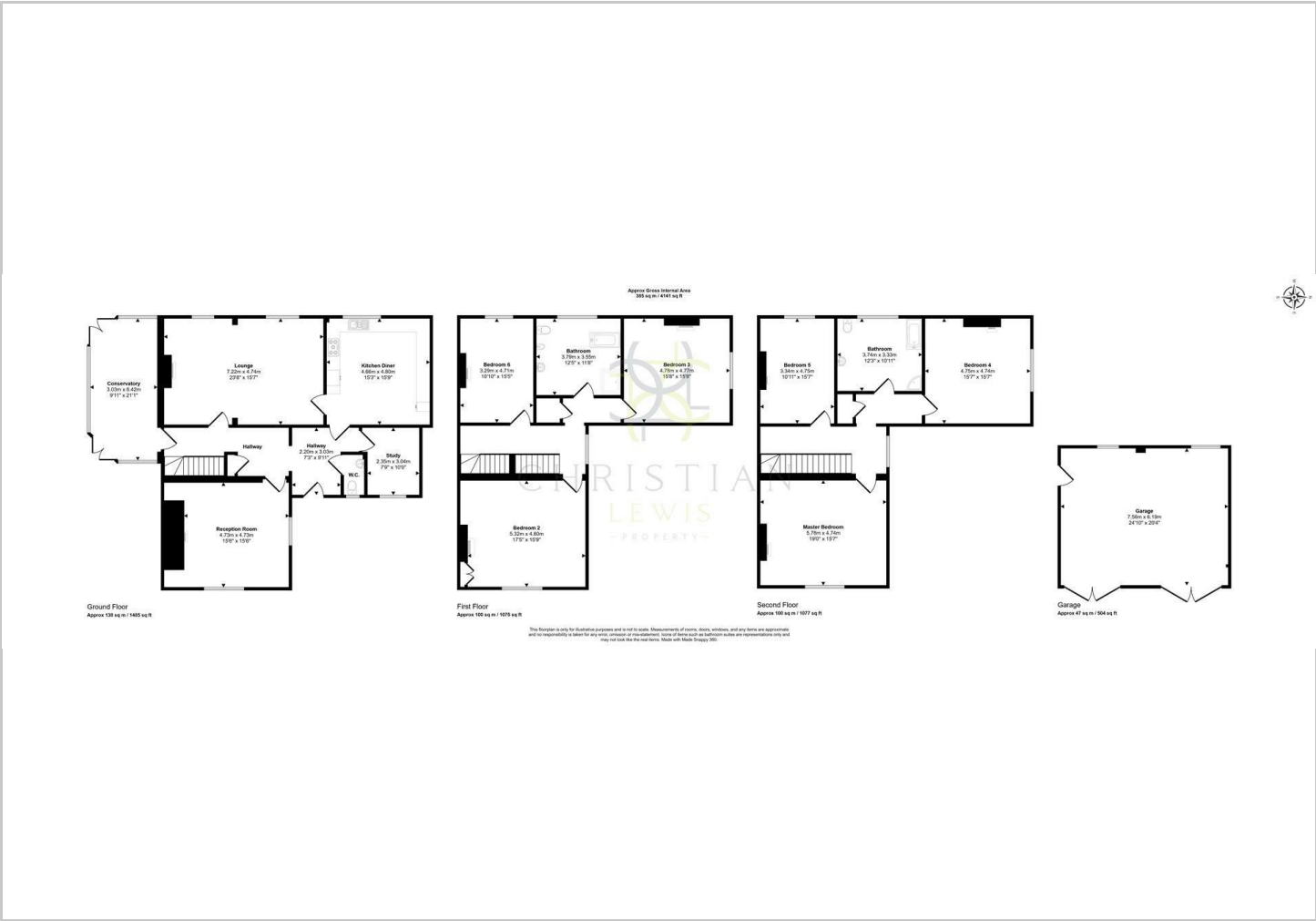
A non-refundable AML verification fee of £30 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.





Floor Plans



Viewing

Please contact our Evesham Office on 01386 442929 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

