

Allan Morris
estate agents

Marlbrook Lane, Sale Green, Droitwich, Worcestershire.

Foxwood House, Marlbrook Lane, Sale Green, Droitwich, Worcestershire. WR9 7LW

Features:

* Spacious family home
* 4 Bedrooms
* 3 Reception Rooms
* Stunning private garden
* Glorious rural location
* Offering further potential

A most spacious four bedroom detached family home, offering huge potential and generous accommodation, enjoying wonderful private gardens and being situated in an idyllic quiet no through lane, within the small hamlet of Sale Green.

Accommodation briefly comprises: Porch, Entrance Hall, Living Room, Dining Room, Study, Kitchen, downstairs Cloakroom and Utility Room. On the first floor: Master Bedroom with En-Suite Shower Room, three further Bedrooms and Family Bathroom.

Outside: To the front is garden largely laid to lawn, generous driveway giving access to double Garage and there is also the benefit of 2 useful Stores.

To the rear are stunning generous gardens, offering a great degree of privacy, largely laid to lawn with a number of mature trees and shrubs, as well as vegetable patches.

LOCATION:

The property is located in the highly sought after small hamlet of Sale Green, surrounded by glorious countryside and offering wonderful rural living, yet being conveniently placed for access to Worcester, Droitwich and motorway links. There is also the benefit of highly popular school catchments for both Primary and Secondary Education.













Directions:

From Worcester City centre proceed south west along the A44 London Road, proceeding straight over the first roundabout and at the second roundabout turn left onto Swinesherd Way A4440. Continue straight over the first roundabout and turn right at the second roundabout onto the B4636, signposted to Crowle. Continue straight over the second roundabout for approximately one mile and after the sharp left hand bend take the turning on the right, signposted Crowle and Himbleton. Continue straight on past the turning on the right to the village centre and continue up the Old Turnpike Road. Continue down Old Turnpike Road and out of the village, before taking the 1st left. Continue along and on reaching Sale Green take a left hand turn into Marlbrook Lane, where 'Foxwood House' can be found on the left hand side, after a short distance, as indicated by our For Sale board.

What3Words: wagers.skate.laser

WAM 8082

Useful Information:

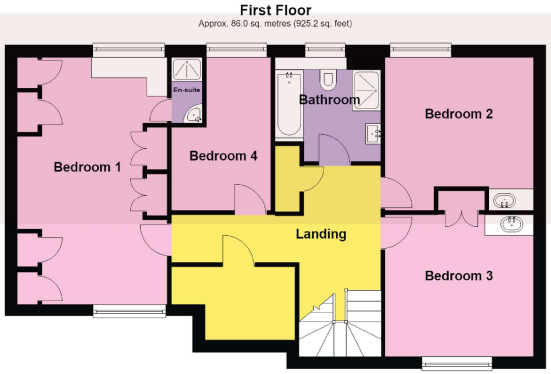
Tenure: Freehold

EPC Rating:

Council Tax Band: G

PRICE: Offers in Region of £ 685,000





Total area: approx. 207.5 sq. metres (2233.1 sq. feet)

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Floorplan & Measurements:

Living Room: - 4.85m x 4.24m (15'11" x 13'11")

Dining Room: - 3.76m x 3.35m (12'4" x 11'0")

Kitchen: - 3.76m x 3.4m (12'4" x 11'2")

Study: - 3.63m x 3.48m (11'11" x 11'5")

Utility Room: - 2.95m x 2.34m (9'8" x 7'8")

Bedroom 1: - 6.05m x 3.68m (19'10" x 12'1")

Bedroom 2: - 3.76m x 3.63m (12'4" x 11'11")

Bedroom 3: - 3.63m x 3.48m (11'11" x 11'5")

Bedroom 4: - 3.76m x 2.44m (12'4" x 8'0" max)

Bathroom: - 2.59m x 2.54m (8'6" x 8'4" max)

Garage: - 5.36m x 4.88m (17'7" x 16'0")

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.