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## The Willows, Kempsey, Worcester, WR5 3JL

Offers Over £600,000

- Substantial Detached Property
- Breakfast Kitchen
- Two Reception Rooms
- Extensive Driveway & Garage
- Open Views Towards The Malvern Hills
- Popular Village Location
- Conservatory
- Four Bedrooms
- Beautiful Extensive Landscape Garden
- NO ONWARD CHAIN



# The Willows 3 Court Meadow, Worcester WR5 3JL

A rare and exciting opportunity to acquire this unique detached property situated in a quiet location within the popular village of Kempsey. **EARLY VIEWING RECOMMENDED TO APPRECIATE WHAT THIS PROPERTY HAS TO OFFER.** TOTAL - 2128 Sq. Ft



Council Tax Band: E







## LOCATION & DESCRIPTION

Kempsey is a large, rapidly growing village in Worcestershire, situated just south of Worcester along the River Severn, providing easy access to the city and Junction 7 of the M5 motorway while maintaining a mostly, independent rural character. It offers a popular, rural, and family-friendly environment with strong local amenities, including a primary school, pubs, and shops. Residents benefit from village life retaining a tight-knit community feel with active community groups.

**Amenities and Facilities :-**

**Education:** Kempsey Primary School serves the local community.

**Local Services:** Features include a village shop, Post Office, a church (St Mary's), a doctor's surgery, and a village hall.

**Pubs and Recreation:** Known for its villages pubs (such as The Crown and others) and a busy social scene.

**Recreation:** Features a significant playing field and park, plus "The Rocky," a protected green space for walks.

## RECEPTION HALL

A solid wooden door opens into the ground floor reception hall. Ceiling light, wall light, front facing double glazed windows, radiator, stairs give access to the first floor and the lower ground floor.

## FIRST FLOOR LANDING

15'0 x 8'6

Ceiling light, loft access, two useful built in storage cupboards and doors to:-

## SITTING ROOM

19'0 x 14'0 (max)

A pleasant, light and airy reception room with side and front facing double glazed windows allowing plenty of natural light and over looking the garden with views towards the Malvern Hills. Six wall lights, two radiators and a feature fireplace with matching hearth, mantle over and fire inset

## DINING ROOM

16'1 x 12'6 (max)

Two ceiling lights, front and side facing double glazed windows, two radiators and door gives access directly to:-

## BREAKFAST KITCHEN

12'10 x 11'5

Recessed ceiling spotlights and front facing double glazed window. There are a range of wall, base and drawer units, roll top worksurface over, stainless steel sink with matching drainer, mixer tap, four ring electric hob with built in oven under, AGA and integrated appliances to include fridge/freezer and dishwasher. Door to:-

## UTILITY ROOM

7'10 x 5'8

There is an outside pedestrian access via a wooden stable door leading into the utility. Side facing double glazed window, radiator, wall and base units, stainless steel sink, matching drainer, mixer tap and plumbing for a washing machine.

## CONSERVATORY

14'1 x 9'2

A pleasant and sociable space situated off the breakfast kitchen with front and side facing single glazed windows and single glazed 'French' doors open out onto a slabbed seating area. There is a ceiling light with fan attachment and an electric heater.

## BEDROOM ONE

16'4 x 10'5

Three bedrooms are accessed from the first floor landing area. This is a good size principal bedroom with ceiling light rear facing double glazed window and a wall mounted storage heater. There is a range of fitted furniture to include wardrobes, drawers and cupboards. Door to:-

## ENSUITE SHOWER ROOM

7'10 x 7'4

A modern contemporary ensuite shower room with recessed ceiling spotlights, rear facing double glazed opaque window and a chrome heated towel rail. There is a modern three piece white suite consisting of a shower cubicle with shower attachment over, wash hand basin with built in cupboards under and a low level W.C.

## BEDROOM TWO

14'1 x 9'8

A double bedroom with ceiling light, front facing double glazed window, radiator and a range of fitted furniture offering ample storage space.

## BEDROOM THREE

10'9 x 10'8

Another double bedroom with ceiling light, rear facing double glazed window and a range of fitted wardrobes, cupboards and drawers.

## FIRST FLOOR SHOWER ROOM

5'4 x 6'2

Ceiling light, front facing single glazed window and chrome heated towel rail. There is a three piece white suite consisting of a shower cubicle with shower over, wash hand basin with cupboards under and a low level W.C.

## GROUND FLOOR BEDROOM

14'1 x 9'9

Two ceiling lights, front facing double glazed window, radiator and a range of fitted bedroom furniture offering ample storage space. Door to a useful space currently used as a dressing area with fitted wardrobes. Door to:-

## GROUND FLOOR BATHROOM

9'7 x 6'7

Recessed ceiling light, side facing opaque double glazed window, bath with shower over, wash hand basin, fitted storage cupboards and a low level W.C.

## BOILER ROOM

12'9 x 8'0

Access into the boiler room is via the garage or there is an additional internal door from the dressing area. This is a useful space that can be utilised to create a home office or hobby room. There is a wall mounted 'Worcester' boiler and doors that lead to:-

## STORE ROOM ONE

18'11 x 6'5

A versatile space, good for storage.

## STORE ROOM TWO

19'0 x 6'4

A wrought iron secure gate opens into this useful space formerly used as a wine store.

## GARAGE

27'0 x 9'0

A good size 2-car tandem garage accessed via double wooden doors with light and power. Door to a separate W.C with ceiling light, wash hand basin and a low level W.C.

## SUMMER HOUSE

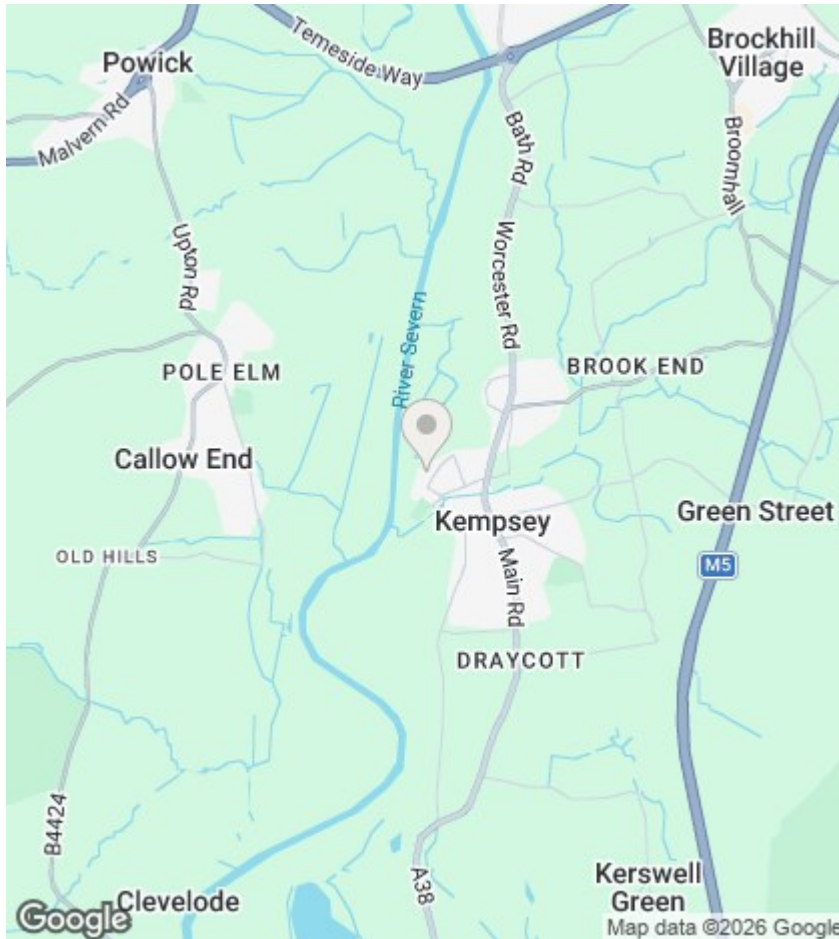
18'6 x 7'11

Wooden construction with front facing single glazed windows over looking the garden, light and power. Would be ideal to create a home office.

## OUTSIDE

The property is accessed via electric gates, there is an extensive gravel driveway offering parking for several vehicles and opens into the gardens, a slabbed path leads to the front door. Steps up from the drive give access to a carport, garage and slabbed seating area. A further entrance gives inside access into the property.

The property benefits from a beautiful, extensive, mature and idyllic wrap around garden framed by established borders, specimen trees and shrubs which produce an abundance of interesting colour. There is a wooden shed in situ. A pathway from the front of the property leads down to the river Severn to enjoy rural and riverside walks.



## Viewings

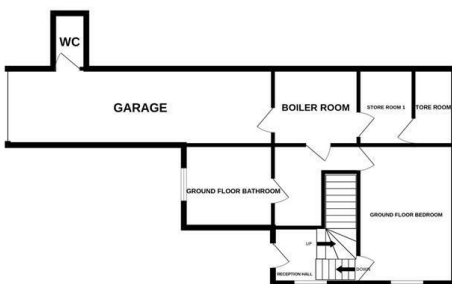
Viewings by arrangement only. Call 01905 425167 to make an appointment.

EPC Rating: E

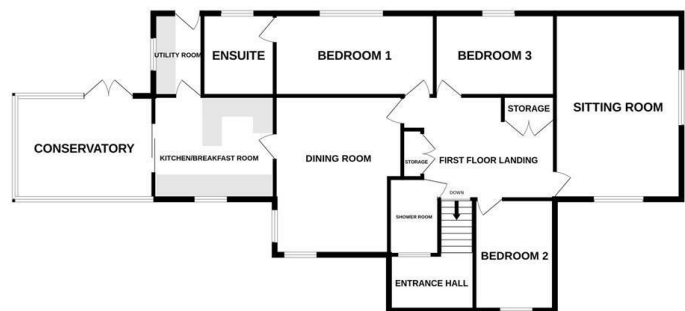
### Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            | 47      | 69        |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |

GROUND FLOOR  
707 sq.ft. (65.7 sq.m.) approx.



1ST FLOOR  
1421 sq.ft. (132.0 sq.m.) approx.



TOTAL FLOOR AREA : 2128 sq.ft. (197.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and 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 their operability or efficiency can be given.  
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