



Allan Morris
estate agents

Main Road, Hallow, Worcester.

**Parkfield Nurseries, Main Road, Hallow,
Worcester. WR2 6PH**

Features:

Detached Regency family home

5 Bedrooms + 4 Reception Rooms

Driveway providing parking for several
vehicles

Stunning walled gardens (approx. 2 acres)

Fantastic location

A most spacious Grade II Listed detached family home, benefiting from gardens of approximately 2 acres, situated between the City of Worcester and village of Hallow, offering an excellent mix of village and city living.

Spacious accommodation briefly comprises: Entrance Hall, Inner Hall, downstairs Cloakroom, Study, Living Room, Dining Room, Snug, Conservatory, Kitchen and Utility Room. On the first floor: Master Bedroom with walk-in wardrobe and En-Suite Shower Room, four further Bedrooms and Family Bathroom. The property further benefits from Cellar.

Outside: Useful generous Greenhouse spaces, driveway providing parking for several vehicles and glorious partly walled gardens, bringing an excellent degree of privacy.

LOCATION:

The property is located to the western edge of Worcester City, offering the benefit of both access to Worcester city centre, as well as the village of Hallow and surrounding countryside. The property is ideally placed for the newly installed Kepax Bridge, giving access over to Gheluvelt Park and the amenities offered within the Barbourne area of Worcester. The property falls into a popular school catchment for both Primary and Secondary options and is also well placed for commuters.





Directions:

From Worcester City centre proceed over the River bridge and onto the New Road. Bear right round Cripplegate Park and turn right at the first roundabout onto Tybridge Street, stay in the left hand lane and turn left onto the Hylton Road. Proceed for approximately 1 mile onto Hallow Road, then turn into Parkfield Lane, where 'Parkfield Nurseries' can be located immediately on the left hand side, as indicated by our For Sale board.

What3words://: pheasants.outwards.riches

WAM 7943

Useful Information:

Tenure: Freehold

EPC Rating: D

Council Tax Band: G

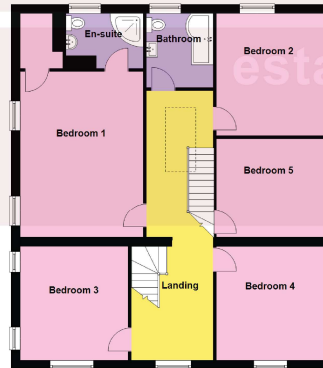
PRICE: Offers over £ 1,000,000



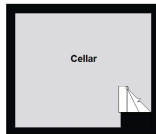
Ground Floor
Approx. 186.4 sq. metres (2025.5 sq. feet)



First Floor
Approx. 114.6 sq. metres (1226.1 sq. feet)



Cellar
Approx. 16.9 sq. metres (181.9 sq. feet)



Total area: approx. 318.1 sq. metres (3424.0 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:

Living Room: - 5.92m x 4.06m (19'5" maximum x 13'4")

Snug: - 3.76m x 3.58m (12'4" x 11'9")

Conservatory: - 4.65m x 3.81m (15'3" x 12'6")

Dining Room: - 3.76m x 3.66m (12'4" x 12'0")

Kitchen/Breakfast Room: - 4.88m x 3.45m (16'0" x 11'4")

Utility Room: - 2.74m x 1.83m (9'0" x 6'0")

Study: - 2.44m x 2.36m (8'0" x 7'9")

Bedroom 1: - 5.49m x 4.06m (18'0" x 13'4")

En-Suite: - 2.51m x 1.83m (8'3" x 6'0")

Bedroom 2: - 3.76m x 3.66m (12'4" x 12'0")

Bedroom 3: - 3.76m x 3.66m (12'4" x 12'0")

Bedroom 4: - 4.04m x 3.48m (13'3" x 11'5")

Bedroom 5: - 3.45m x 3.25m (11'4" x 10'8")

Family Bathroom: - 2.44m x 2.06m (8'0" x 6'9")

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:
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