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 **MAYFAIR**
OFFICE GROUP

Home Farm Cottage, Pensax, Stockton, Worcestershire. WR6 6XJ

£525,000

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A most interesting flexible character property, located in a wonderful rural location, benefiting from highly popular school catchment.

Accommodation briefly comprises: Porch, spacious Living Room, Kitchen/Diner and downstairs Bedroom with En-Suite Shower Room. On the first floor: Three Bedrooms and Family Bathroom. Annexe accommodation: Open-plan Lounge/Kitchen/Diner, further Bedroom and En-Suite Shower Room.

Outside: Generous driveway and delightful fully enclosed private gardens.

LOCATION: The property is located in the small village of Pensax, surrounded by glorious countryside and a Public House and Church. Within close proximity are a number of popular Primary Schools and the village also falls into the highly popular Chantry Secondary School catchment.

Living Room: - 6.38m x 4.5m (20'11" x 14'9")

Kitchen / Diner: - 7.14m max x 4.44m max (23'5" max x 14'7" max)

Downstairs Bedroom: - 3.43m x 2.57m (11'3" x 8'5")

En-Suite: - 2.57m x 0.94m (8'5" x 3'1")

Bedroom 1: - 4.5m x 2.74m (14'9" x 9'0")

Bedroom 2: - 3.25m x 2.84m (10'8" x 9'4")

Bedroom 3: - 3.25m x 1.52m (10'8" x 5'0")

Bathroom: - 2.84m x 1.96m (9'4" x 6'5")

Annexe: Lounge/Diner/Kitchen: - 6.81m x 3.45m (22'4" x 11'4")

Annexe: Bedroom: - 3.96m x 1.65m (13'0" x 5'5")





Total area: approx. 139.6 sq. metres (1502.2 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.

- Attached period property
- 4 Bedrooms
- Annexe accommodation with further Bedroom
- Driveway
- Private gardens
- Sought after village location
- Popular school catchment
- Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	