



Sarah Farm House
Boreley Lane
Ombersley,
WR9 0HS

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Situation

The farmhouse is situated approximately 1 ½ miles northwest from the extremely popular village of Ombersley and enjoys a fine rural outlook. The village provides some excellent local amenities to include Public Houses, Restaurant, Butchers, Bakery, Doctors Surgery and Primary School. The property located down a private stone drive which gives access to the Farmhouse and Cottage

Description

'Sarah Farm House' is a newly refurbished farmhouse in a sought after location. The property comprises; Entrance Hall, Utility, Downstairs WC, Kitchen-Diner, Living Room, 4 Bedrooms,, 2 Bathrooms. The property also benefits having, Central Heating, Double Glazing, Block Paved Parking, Garden with Large Patio Area.

The accommodation is described in more detail as follows:-

A part glazed Entrance door leads into the **ENTRANCE HALL** with stairs leading up to the landing. Under the stairs has a door leading to the cellar. Doors to;

Kitchen Diner Comprising a range of wall and base cupboards, worktops, ceramic two bowl sink and mixer tap, = range cooker, built in dishwasher, tiled floor.

Returning to the Entrance Hall, door leading to the utility.

Utility Which houses undercounter space housing washing machine. Door leading to;

WC Low level WC and wash basin.

RECEPTION ROOM This is a spacious room having carpets a double door leading to the garden,

Returning to the Entrance Hall, stairs lead up to the Landing with doors off to

BEDROOM ONE With double glazed window to both sides, radiator, ceiling light point and built in storage.

Returning to the Entrance Hall, stairs lead up to the Landing with doors off to

Shower Room Comprising shower cubicle, His & Hers wash hand basin, WC, obscure double-glazed window to the side, Two heated towel rail/radiator, vinyl flooring, spotlights.

BEDROOM TWO With double glazed window to both sides, radiator, ceiling light point and built in storage.

Returning to the landing stairs lead up to the third floor with doors off to

BEDROOM THREE With double glazed window to rear and side, radiator, ceiling light point and reading lights, built in storage.

FAMILY BATHROOM with roll top bath, wash hand basin and WC, Velux window to side. And heated towel rail.

BEDROOM FOUR With double glazed window to rear and side, radiator, ceiling light point and reading lights, built in storage.

Outside

Entry

A pathway leads to the rear garden benefitting separate patio and lawned area.

Services

Mains Water, Bottled Gas and Electricity are connected to the property. The tenant will be responsible for setting up their own accounts with the relevant utility companies and the local authority for council tax. Telephone subject to British Telecom transfer regulation; connection charges may apply.

Local Authority

Wychavon District Council Tel: 03004 560560

Viewing

Via the Sole Agent's Great Witley Office.
Office Tel: 01299 896968.

