

FOX BANK

MUSTOW GREEN • NR CHADDESLEY CORBETT • WORCESTERSHIRE





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*Superb gardens and grounds
with stunning views*

Reception hall • Drawing room • Dining room
Study • Sitting room/bedroom 4 • Kitchen • Utility

Three bedrooms (one with en suite shower room)
Family bathroom • Separate shower room • Dressing room

Detached double garage with studio/bedroom 5
above and en suite shower room

Attractive gardens

In all approximately 1¼ acres (0.51 hectares)

Bromsgrove 6 miles • Worcester 15 miles
Birmingham 21 miles • M5 (J4) 9 miles • M42 (J1) 9 miles
(All distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.

Situation

- Fox Bank is situated on the edge of the small hamlet of Mustow Green which is in the highly sought after and charming parish of Chaddesley Corbett. Mustow Green derives its name from the time of the Civil War and Battles of Worcester “Those wishing to fight for our King at Worcester should muster on the green”.
- This area of Worcestershire is characterised by its attractive countryside and villages, offering the best of rural living.
- Mustow Green and Chaddesley Corbett are extremely convenient for Birmingham and the West Midlands conurbation. Direct access to principal roads and the M5 and M42 ensure that this is an accessible location. Nearby mainline railway stations, at Kidderminster and Blakedown, provide direct services to Birmingham and London.



- Mustow Green is only 1.5 miles away from the pretty village of Chaddesley Corbett with Elizabethan, Georgian and Victorian architecture in its main street. Here, there are several public houses providing good food, a post office and general store, butchers, doctors surgery, Endowed First School, Winterfold School (private junior and preparatory school), Village Hall, Sports Club and pitches (Rugby, Football, Cricket – all with junior sections) and local church.
- Everyday amenities are available in nearby Kidderminster and Bromsgrove whilst a broader range of shopping, services and private schooling are available in Worcester City and Birmingham.
- Enjoyable walks are possible on the numerous footpaths and bridleways in the surrounding countryside and nearby Chaddesley Woods.

For sale freehold

- Fox Bank is a large bungalow which offers flexible accommodation. It is currently configured with a large drawing room and dining room, with separate study and sitting room.
- The principal bedroom areas lead off from the fully fitted kitchen which breaks the living and sleeping accommodation.
- The one bedroom has an en suite shower room whilst the others benefit from the use of a good sized family bathroom. There is also a separate dressing room.
- The layout of the property allows for the principal reception rooms and main bedrooms to enjoy the superb views that extend over the delightful gardens and adjoining countryside, to the Abberley and Clee Hills in the distance. Sliding patio doors from the bedrooms and drawing room access the large patio areas outside, and French doors lead from the dining room. Surrounding Fox Bank, the separate patios give individual areas allowing full enjoyment of the all day sun.
- Detached from the house is the garage block. There is a double garage with parking for two cars, a workshop space and separate storage area for garden equipment. Stairs lead to a first floor room which has an ensuite shower room. This is currently used as a studio room but could easily be used as an office or guest suite.



- The property stands in approximately 1.25 acres of level gardens and grounds interspersed with attractive flower beds and bordered by a mature Hornbeam hedge. The gardens lead round to a vegetable and soft fruit area.
- Fox Bank is approached from the lane, through a timber field gate, onto a private gravelled drive. This leads around the property to the garage area, thus providing plenty of parking. Additional access from the lane is through a farm gate straight into the gardens. Fox Bank is a large family home offering a flexible layout of accommodation all situated in a very desirable area.

Services

Mains water, electricity and gas. Gas fired central and water heating. Security alarm. Garage has an independant security alarm.

Fixtures and fittings

All items mentioned in the sales particulars are included in the sale; all others are specifically excluded. Some items may be available by separate negotiation.



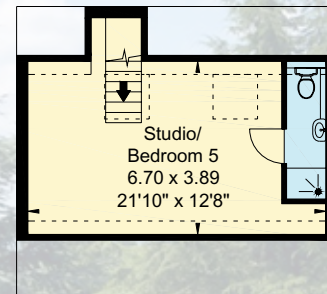
Approximate Gross Internal Floor Area

House: 191 sq m (2,056 sq ft)

Outbuilding: 68 sq m (732 sq ft)

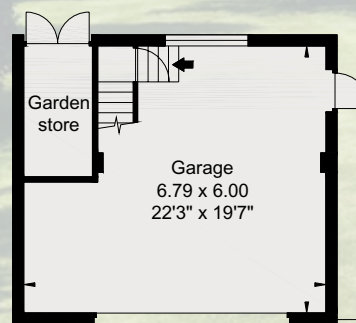
Total: 259 sq m (2,788 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars

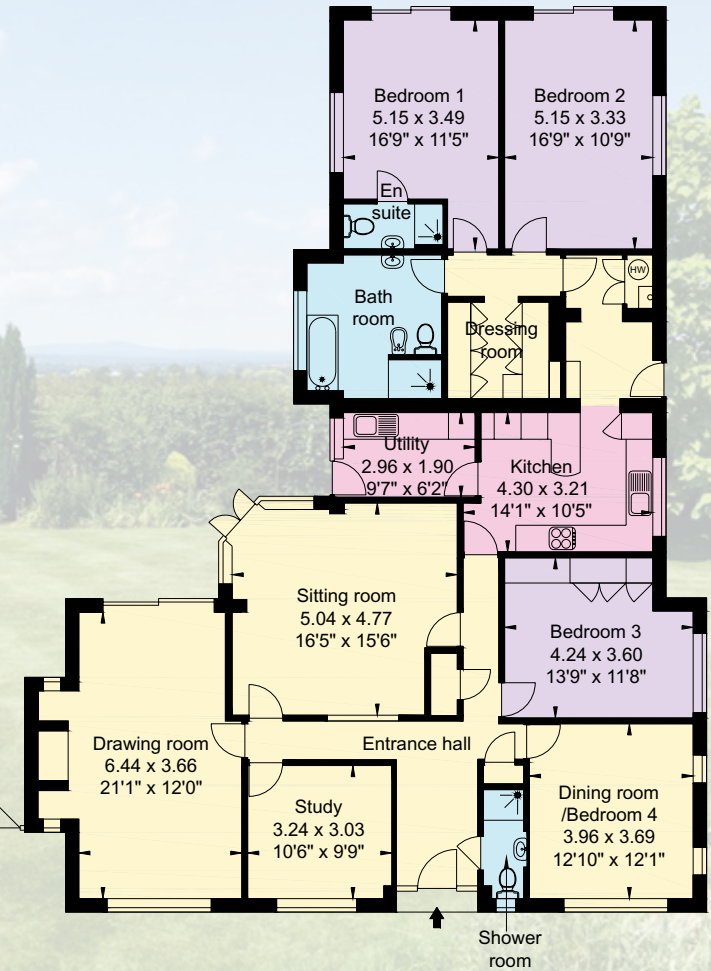


First Floor
(over garage)

Denotes restricted head height



Outbuilding



Directions

From Worcester, continue northwards along the A449. Staying on the dual carriageway, pass Ombersley and Hartlebury. Just after the dual carriageway, there is a set of traffic lights and turn right here onto the A450, Stourbridge Road. Go straight on at the first roundabout and turn right (third exit) at the second one in Mustow Green. Continue for about 100 yards and turn right signposted to Cutnall Green and Droitwich. Continue along the lane for 500 yards and Fox Bank is the first of the two properties on your right.



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