



Urloxhey House, Elmbridge Lane, Elmbridge, Worcestershire WR9 0NQ

01562 820880



3 reception
rooms



4 bedrooms



2 Bath/Shower
rooms



12 Acres

Mileage (all distances approximate)

M5 (J5) 2.5 miles, Chaddesley Corbett 3 miles, Bromsgrove 6 miles, Worcester 13 miles, Birmingham 26 miles, Droitwich 3.6 miles, Kidderminster 7 miles

DIRECTIONS

From Droitwich proceed in a northerly direction on the A442 passing Hampton Lovett and Cutnall Green and turn right onto Clattercut Lane and next right onto Elmbridge Lane where Urloxhey House will be found on the right hand side as indicated by the agents For Sale board.

From Kidderminster proceed in an easterly direction on the Bromsgrove road passing Chaddesley Corbett and turning right onto Clattercut Lane into Elmbridge and turn left onto Elmbridge Lane where Urloxhey House will be found on the right hand side as indicated by the agents For Sale board.

LOCATION

Situated in a glorious position bordering rolling fields in this attractive part of North Worcestershire Urloxhey House is fabulously located with one of the regions most sought after villages of Chaddesley Corbett a short distance away. The village offers a variety of amenities such as local church, village hall, popular village pubs, a well thought of Primary School, as well as a doctor's surgery and the highly regarded independant Winterfold House School.

The village sits half way between Bromsgrove and Kidderminster and approximately 15 minutes drive from Junction 1 of the M42 to the north and around 30 minutes drive from Junction 6 of the M5 to the south.

Cutnall Green is just over 1 mile away and offers a popular public house (The Chequers), village shop with Tea Rooms, fine dining at Stirrups bar and grill, tennis club and recently rebuilt village hall. Droitwich Spa nearby offers excellent high street shopping, regular street markets and boasts a Waitrose supermarket and a railway station with direct trains to Worcester and Birmingham.

DESCRIPTION

SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION Urloxhey House is an architecturally designed detached home with a useful BARN & productive pasture & amenity land extending to approx 12 ACRES.



Accessed via a private driveway allowing access to generous off road parking and double garage.

The MAIN RECEPTION HALL has a fabulous turning staircase leading to the first floor accommodation whilst also allowing access to the cloakroom and the three main reception rooms.





With a fabulous LIVING ROOM with a feature log burning fire place with attractive marble surround and hearth with wooden mantle over. There are triple aspect UPVC double glazed windows and French doors over looking the immaculate private gardens with rural views.

The separate FAMILY ROOM benefits from UPVC double glazed windows overlooking the gardens and paddocks. The family room is positioned next to the kitchen with a glazed serving hatch to the kitchen diner.

The DINING ROOM with dual aspect UPVC double glazed windows with wonderful views and pedestrian access outside to the front of the property.



The CLOAKROOM is newly fitted with a white suite of low level close coupled WC, vanity wash hand basin with fitted cupboards, stainless steel heated ladder style towel rail and obscure UPVC double glazed windows to rear aspect.

The modern fitted KITCHEN DINER is wonderfully presented, being spacious with fully tiled flooring, a range of rolled top wooden laminate work surfaces with inset one and a half sink with single drainer and stainless swan neck mixer tap

- A Detached Farmhouse
- Sought After Rural Location
- 4 Bedrooms & 2 Bathrooms
- 3 Reception Rooms
- Modern Fitted Kitchen Diner
- Utility, Boiler & Laundry Rooms

- Double Garage
- Immaculate Private Gardens
- 12 Acres Pasture Land
- Useful DETACHED BARN
- Wonderful Views
- Further Potential to Extend

There is a range of base and eye level units to include integral appliances of a 'Range Master' dishwasher, 'Range Master' double oven with 5 ring halogen hob, extractor hood over, space for larder style fridge freezer and fitted dining table. The kitchen has fabulous views across the gardens and surrounding neighbouring countryside.



The UTILITY ROOM, LAUNDRY ROOM and BOOT ROOM are situated just off the kitchen with fully tiled flooring, modern fitted units with inset stainless steel sink unit with single drainer and mixer tap and space and plumbing for automatic washing machine. There is access to a useful walk in boot cupboard, with 'Worcester Danesmoor' oil fired central heating boiler and ground floor cloakroom with modern fitted suite, all situated to the side of the property allowing access into a rear porch with wood store and also access into the attached garage.

The rear porch has power, lighting and space for tumble dryer, water supply with access into a useful indoor wood store and dual pedestrian doors to a rear court yard and manicured gardens.

The first floor accommodation is equally impressive with a split gallery style landing with feature secondary glazed stained glass window to the rear and access to the boarded roof space and the airing cupboard.

Each of the first floor rooms offer wonderful views over the gardens, surrounding fields and rural scene beyond.



The MASTER BEDROOM has the benefit of floor to ceiling wardrobes with an arched access into a generous EN-SUITE BATHROOM offering a matching suite of panelled bath, low level close coupled WC, vanity wash hand basin, corner shower unit with non slip tray, patterned glazed shower door and wall mounted 'Triton' shower unit.



The GUEST BEDROOM is beautifully proportioned with a range of matching fitted bedroom furniture to include double floor to ceiling wardrobes with a dressing table and drawers with fitted shelving.



BEDROOM THREE offers a range of floor to ceiling wardrobes with internal cupboards and shelving.

BEDROOM FOUR is currently used and fitted as an office/study with fitted desk space with integral drawers, wall mounted shelving.

The SHOWER ROOM has been recently refitted with a contemporary suite comprising double shower with drying area, glazed shower screen and dual fitted shower unit.



There is also a vanity wash hand basin with fitted storage and low level close coupled WC with wall mounted heated towel rail.

Urloxhey House is beautifully centred within its own gardens and land with a sweeping driveway leading to the farm house with immaculate landscaped private gardens being laid mainly to lawn interspersed with mature trees and shrubs and attractive flower and herbaceous beds.



A wishing well, array of mature trees and a useful timber garden shed. Immediately surrounding the gardens are a range of PADDOCKS & GRAZING LAND all boarded by mature hedging and stock proof post and rail fencing. There is pedestrian access and vehicular access to each paddock and the gardens and land surrounding benefit from additional attractive countryside views beyond. Vehicular access is also available from the initial driveway to the detached part concrete block, part corrugated iron, 'L' shaped barn benefitting from power and light with its own direct access to the surrounding land.

AGRICULTURAL OCCUPANCY CONDITION
THE PROPERTY IS SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION AS DEFINED BY SECTION 221/1 OF
THE TOWN AND COUNTRY PLANNING ACT 1962.

Mains water, electricity and oil fired central heating are understood to be connected. Drainage by septic tank. None of these services have been tested.

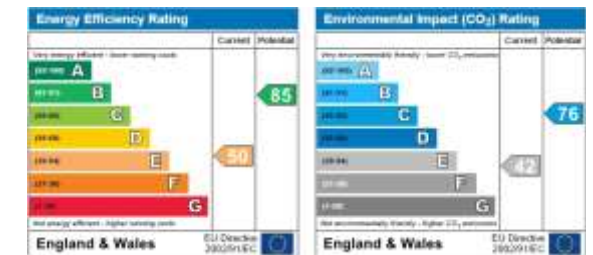
Freehold with Vacant Possession upon Completion.

Only those items described in these sale particulars are included in the sale.





Energy Performance Ratings



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