



Springhill, Cleobury Road, Far Forest, Kidderminster, DY14 9TE

BERRIMAN
EATON

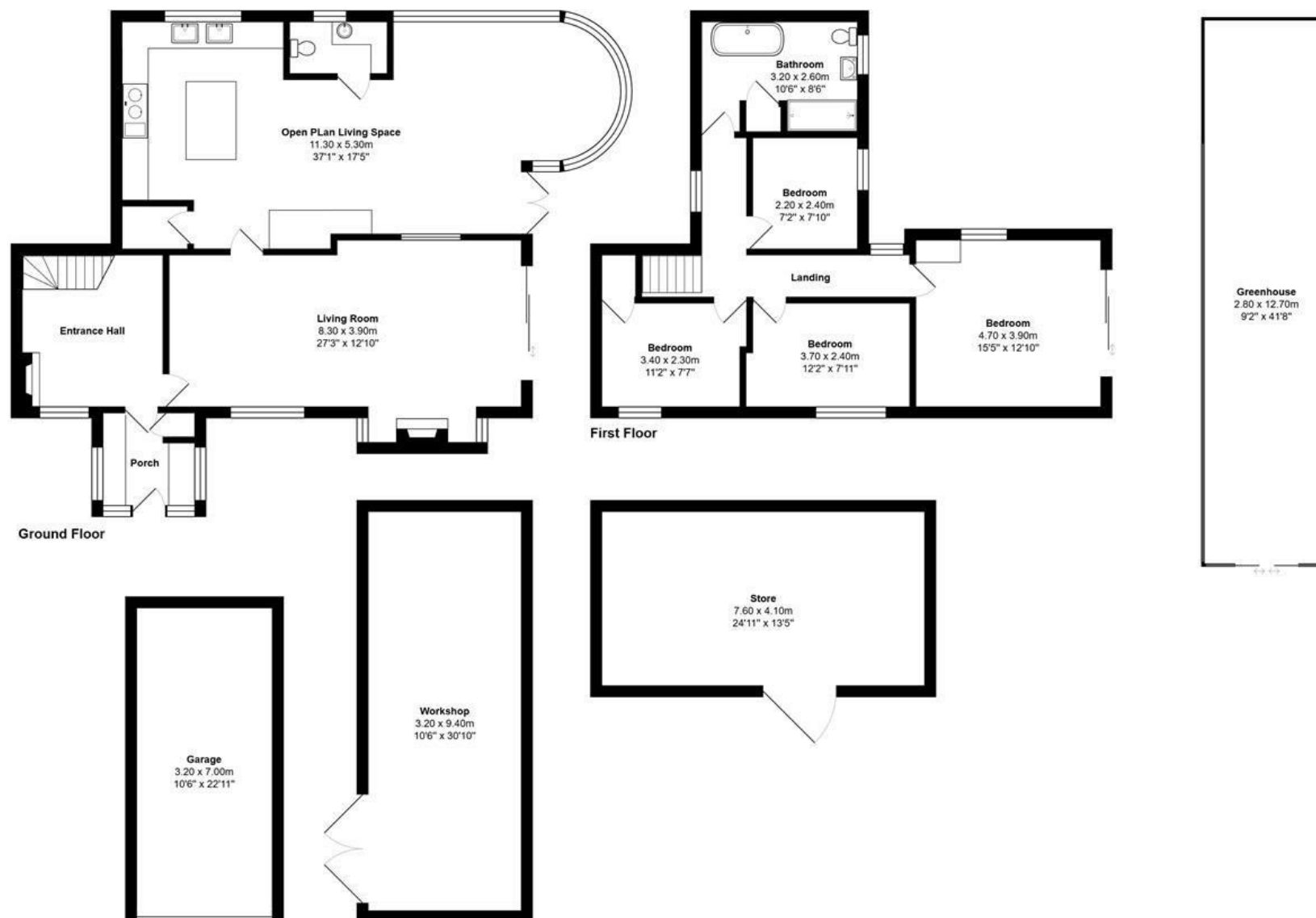




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An exceptional country cottage situated in beautiful grounds of approximately 2 acres.

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Total Approx Area: 180.0 m² ... 1938 ft² (excluding greenhouse, store, workshop, garage)

All measurements of doors, windows, rooms are approximate and for display purposes only.

No responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

LOCATION

Far Forest has a range of local amenities including a well-stocked village store, primary school, village hall which hosts a number of community events and The Plough public house, which has a popular menu. Further amenities are located in Bewdley, Cleobury Mortimer and Kidderminster.

Far Forest has good access to Kidderminster which has direct rail link to Birmingham and Worcester and onward to London. Good road access to the Midlands' motorway network and beyond.

For those that enjoy the great outdoors, you will not be disappointed. Wyre Forest Nature Reserve has extensive walking, horse riding and cycling opportunities.

Other local attractions include The Severn Valley Steam Railway, West Midlands Safari Park and the pretty riverside town off Bewdley with its shops, restaurants, leisure facilities and riverside walks.

ACCOMMODATION

Enclosed Porch,

Cloaks cupboard, tiled floor, radiator

Entrance Hall/Study Feature fireplace with wood burning stove, under stairs cupboard, radiator.

Dining/Sitting Room Feature fireplace, exposed timbers, exposed brick and stone, radiators, patio doors to rear garden.

Breakfast Kitchen/Sunroom A range of wall and base units, double sink, LPG gas fired Aga, built in washing machine, American style fridge freezer, kitchen island, tiled floor, radiator, exposed timbers, garden view.

Cloakroom WC, built in units, sink, radiator, exposed timbers, tiled floor.
Cellar divided in two having power and light

Principal Bedroom Built in Storage, radiator, doors to balcony with far reaching views over the garden to countryside beyond

Three further well-proportioned bedrooms

Bathroom

WC, wash basin, freestanding roll top bath with shower attachment, large shower enclosure, heated towel rail, airing cupboard.

OUTSIDE

A gated gravel drive leads to parking, turning space and the detached garage. Outstanding landscaped gardens with space for the whole family.

Large lawns, a variety of mature shrubs and specimen trees, well-stocked beds, there is a large garden pool which is a haven for wildlife.

A private area with a sunken hot tub there are also areas given over to entertaining and alfresco dining.

There are a number of outbuildings log stores and sheds as well as a large timber workshop.

A substantial greenhouse adjacent to the Kitchen Garden for anyone that wants a slice of the "Good Life" and growing their own.
Approximately 2 acres in total

Garage

Large Timber Outbuilding/Workshop
Power and lighting.

Timber Garden Store

SERVICES

We are informed by the Vendors that main water and electricity is connected and there is private drainage

COUNCIL TAX BAND F – Wyre Forest

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Worcester Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast are available

Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

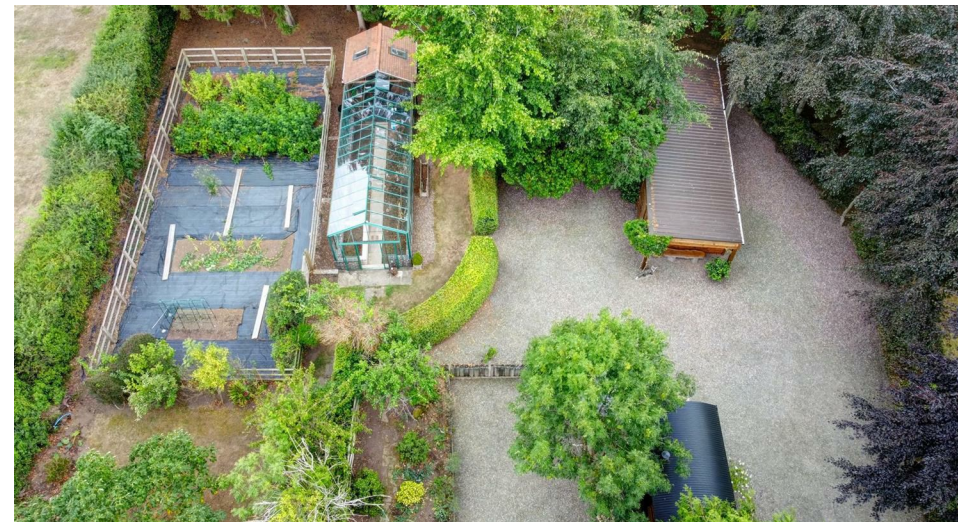
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Price Guide £775,000

EPC: E

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.







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