



Allan Morris
estate agents

**Badgers Sett, Alfrick,
Worcestershire, WR6 5ES**

 **MAYFAIR**
OFFICE GROUP

Alfrick, WR6 5ES

Badgers Sett is a remarkably spacious, modern style detached property, set in a generous and private plot of landscaped gardens on the outskirts of the popular village of Alfrick, near Worcester and Malvern. The generous accommodation comprises; porch, reception hallway, large sitting room, dining room, garden room, breakfast kitchen, utility room, cloakroom, boot room, large ground floor bedroom with wet-room ensuite, first floor landing, four further bedrooms, two of which also have ensuite shower rooms and a refitted family bathroom. The gardens surround the property, offering a high degree of privacy and seclusion. Gated driveway provides ample parking with the addition of a double garage, with the addition of two detached brick built workshops within the garden. The gardens are beautifully landscaped, laid mostly to lawn with well stocked and carefully planted shrub and herbaceous borderers, with the additional benefit of open views across farmland towards Alfrick Village and the village Church. We highly recommend an early viewing to appreciate the outstanding position, accommodation and plot on offer with this individual and high-quality family home.



RECESSED COVERED PORCH

Covers entrance to front door, opens to:

PORCH 4'2" x 9'1" (1.29m x 2.77m)

Hardwood wooden front door, front facing window, space for storage, glazed double doors open to reception hallway.

RECEPTION HALLWAY

With stairs to first floor, large double cloak cupboard, large airing cupboard with slatted shelving and lagged hot water tank, doors to;

CLOAKROOM

Low-level WC, wash basin, tiled floor, extractor fan.

UTILITY ROOM 9'9" x 6'11" (2.98m x 2.12m)

Rear facing with uPVC window overlooking garden, wooden back door opens to outside, range of base units with a worktop over, inset sink and drainer, space and plumbing for washing machine and tumble dryer, tiled floor.

GROUND FLOOR BEDROOM FIVE 13'11" x 13'0" (4.26m x 3.98m)

Rear facing, with uPVC window, telephone point, door opens to;

ENSUITE WET ROOM 7'9" x 6'1" (2.38m x 1.86m)

Rear facing with obscured uPVC window, low level WC, wall hung wash basin, chrome heated towel rail, fully tiled walls and floor, incorporating wet room style shower with glass splash screen, natural stone tiling and mixer shower over, extractor fan, spotlighting.

BREAKFAST KITCHEN 11'11" x 16'2" (3.65m x 4.93m)

Dual aspect with two front facing uPVC windows and one side facing uPVC window, glazed serving hatch through to dining room, range of wooden eye and base level units with a sparkling granite worktop, and a central island unit with breakfast bar. Integrated appliances include double oven, dishwasher, fridge freezer, pull out larder storage units and cupboards, integrated gas five ring hob with stainless steel extractor hood over,

SITTING ROOM 17'8" x 20'9" (5.41m x 6.35m)

Very generous reception room with dual aspects, having two windows to the rear and two windows to the side aspect, large Inglenook style fireplace with exposed brick surround, Oak mantle over and inset cast-iron wood burner with a stone hearth, TV point and additional surround sound connection points. Glazed double doors open to;

DINING ROOM 10'11" x 14'8" (3.33m x 4.49m)

Front aspect with uPVC window overlooking front garden, serving hatch to dining room, sliding double glazed doors open to:

GARDEN ROOM 10'9" x 11'7" (3.29m x 3.55m)

Multi aspect garden room with double glazed windows on five sides with double glazed double patio doors opening to front garden, tiled flooring, spotlighting, radiator, television point.

BOOT ROOM 6'7" x 7'3" (2.02m x 2.22m)

Tiled floor, front facing uPVC window, door to garage;

GARAGE 19'5" x 18'1" (5.92m x 5.53m)

Generous double garage with electrically operated roller up and over door, rear facing uPVC windows overlooking the garden, rear access door, power and light.

FIRST FLOOR LANDING

Spacious landing with wooden spindle banister, rear facing uPVC window, two double built-in storage cupboards, doors to;

BEDROOM ONE 17'8" x 10'0" (5.40m x 3.05m)

Dual aspect with front and side facing uPVC Windows, with fine rural views, two double and one single built-in wardrobes, additional recessed storage areas, television point, door opens to;

ENSUITE SHOWER ROOM 10'0" x 5'2" (3.06m x 1.58m)

Beautiful ensuite bathroom, with vanity unit, with inset sink over storage below, low-level WC with concealed cistern, walk-in wet room style shower with natural stone tiles, mixer tap and rainwater showerhead over, recessed and lit wall storage, chrome heated towel rail, spotlighting, extra extractor fan.

BEDROOM TWO 21'0" x 9'2" (6.41m x 2.80m)

Dual aspect with front and rear facing uPVC windows with outstanding for reaching views, exposed wooden floorboards, large built-in wardrobe, television and telephone point, door to ensuite.

ENSUITE

Walk-in recessed shower with folding glass screen and mixer shower attachment, low-level WC with concealed cistern, wash basin with storage below, recessed storage area with light, heated towel rail, tiled floor and walls, spotlighting, extractor fan, illuminated mirror.

BEDROOM THREE 8'9" x 12'4" (2.68m x 3.78m)

Rear facing with uPVC window, telephone point, two built in storage cupboards and a double wardrobe with additional storage and hanging rail.

BEDROOM FOUR 5'11" x 11'5" (1.81m x 3.49m)

Front facing with uPVC window and recessed storage area, double wardrobe with hanging rail and shelving.

FAMILY BATHROOM 12'11" x 8'7" (3.95m x 2.63m)

Front facing with uPVC Window and rural views, beautifully appointed bathroom with wall hung vanity unit with basin and a mixer tap, low level WC with concealed cistern, double end bath with mixer tap and shower attachment, tiled surrounding, tiled floor with under floor heating, heated towel rail, double cupboard for storage, spotlighting, extractor fan.

OUTSIDE

The property is set in delightfully maintained landscaped gardens that surrounds the property, offering a high degree of privacy and a rural outlook. The property is accessed via a gated entry point onto a generous stone chip driveway, providing off-road parking for 7 to 8 cars and access to the property and the garage. The plot is laid mainly to well kept lawn, surrounded by hedgerow and has a number of well stock and beautifully maintained shrub and flowering borders. There is a southerly aspect terrace area to the fore of the property accessed from the garden room that is ideally situated for outside

dining and entertaining. Within the plots are two detached brick built outbuildings. Also within the plot is a secluded garden area to the rear of the outbuildings, formally a vegetable patch but equally valuable as a formal garden, where there are also a number of timber wood stores. There is also a concealed oil tank for the property central heating system.

OUTBUILDING ONE 19'9" x 16'5" (6.02m x 5.02m)

Detached brick built workshop with electrically operated roller up and over door, power and lights, storage space in roof space via a hatch.

OUTBUILDING TWO 16'8" x 8'11" (5.10m x 2.74m)

Detached brick built workshop with front and side facing windows, side pedestrian door, power and lights, storage space in eaves.

DIRECTIONS

Proceed out of Malvern in the direction of Leigh Sinton. On reaching Leigh Sinton turn left and first right onto Sherridge Lane. Proceed to the end of the lane and turn left. Take the first turning at Stichens Hill right onto Hopton Lane and proceed over the small bridge, past the properties on both sides of the road and to the T-junction. Turn left and proceed into Alfrick. At the war memorial turn left and go past the Church and round to the right. The property will be found on the right hand side after about 500 yards. For more details or to book a viewing, please call the Malvern Office on 01684 561411

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ADDITIONAL INFORMATION

TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

SERVICES: Mains electricity and mains drainage and water, oil fired central heating. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: G

MAKING AN OFFER: At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, as well as proof of how they intend to purchase the property. This is required to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information or guidance can be made available upon request.

ASKING PRICE - £875,000



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

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Approximate total area⁽¹⁾
311.7 m²

Reduced headroom
4.1 m²

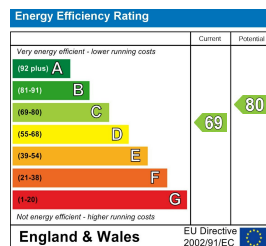
(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

EPC



Material Information Report



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