



Allan Morris
estate agents

**Old Chawson Lane, Droitwich,
Worcestershire.**

**Butterworth Barn, Old Chawson Lane,
Droitwich, Worcestershire. WR9 0AQ**
Features

- Redecorated & recarpeted throughout
- Detached Barn Conversion
- 4 Bedrooms
- Superb Kitchen/Family Space
- Character features to include beams
- Parking and garden
- NO ONWARD CHAIN

'Butterworth Barn' is situated within easy reach of either Worcester or Droitwich, in a quiet location and no through road, yet offering easy access to green space, Churchfields Dairy close by and major transport links.

Accommodation briefly comprises: Entrance Hall with beamwork, Dining Area with built-in storage and beamwork, step up into superb Kitchen/Breakfast/Family Space with vaulted ceiling, beamwork, wooden flooring and wood burner in situ (the Kitchen has granite work surfaces and is fitted with the usual integral appliances), stable style door provides access back to the front (if required), downstairs Bedroom 4/Study with beamwork to ceiling, downstairs Bedroom with beamwork and En-Suite Shower, with built-in storage/wardrobes, downstairs Family Bathroom, which is fully tiled and has a large sunken bath and hand shower over. On the first floor: Galleried Landing with vaulted ceiling and beamwork, large Master Bedroom with 3 Velux windows to front elevation, beamwork to ceiling and good size En-Suite with large corner shower and further walk-in closet with hanging rail and shelves, Bedroom 2 which is a good size double with feature fireplace, Velux window to front elevation and vaulted ceiling with beamwork.

Outside: The property benefits from off road parking via a 5 bar gate, leading to patio area and lawn with Summer House and shed.





Directions:

From Worcester City centre proceed out along the A38 in the direction of Droitwich and into the village of Fernhill Heath. Continue through the village until you reach Martin Hussingtree. Continue along and at the traffic lights by the Copcut Elm turn left down Copcut Lane. Continue along for some distance passing the turning to Churchfields and take the next turning on your right, continuing until you go underneath a bridge. Take the next right and then 1st left into Old Chawson Lane, where you will see the entrance to the Barn on the left hand side, entering Chawson Farmhouse and immediately left onto the driveway of 'Butterworth Barn'.

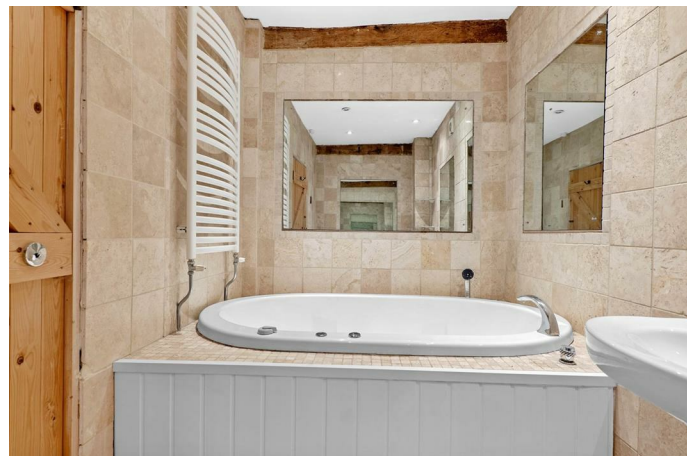
WAM 7309

Useful Information:

Tenure: Freehold

EPC Rating: D

Council Tax Band: D



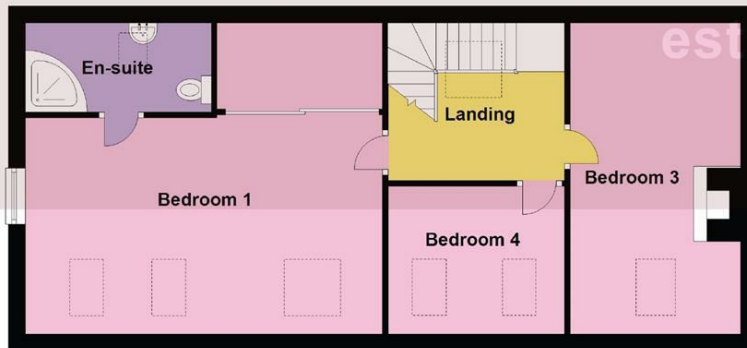
Ground Floor

Approx. 113.6 sq. metres (1222.7 sq. feet)



First Floor

Approx. 70.2 sq. metres (756.0 sq. feet)



Total area: approx. 183.8 sq. metres (1978.7 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Floorplan Measurements:

ENTRANCE HALL:
18'0" x 8'10"

KITCHEN / FAMILY SPACE:
31'2" x 14'9"

DINING AREA:
18'4" x 11'1"

DOWNSTAIRS FAMILY BATHROOM:
9'10" x 5'10"

DOWNSTAIRS BEDROOM / STUDY:
9'10" x 8'2"

DOWNSTAIRS BEDROOM:
12'1" x 10'5"

EN-SUITE:
10'5" (to rear of wardrobes) x 5'10"

BEDROOM:
18'4" x 9'10"

BEDROOM:
10'5" x 8'2"

MASTER BEDROOM:
20'11" x 13'1"

EN-SUITE:
10'5" x 4'11"

WALK-IN WARDROBE:
9'2" x 4'11"

Contact us:

Address:
32 Sidbury, Worcester, WR1 2HZ

General Information:

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. MEASUREMENTS: Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully. FIXTURES AND FITTINGS: All items not specifically mentioned within these details are to be excluded from the sale. SERVICES: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these, or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.