



Allan Morris
estate agents

**Napleton Lane, Kempsey,
Worcester**

Napleton Grange, Napleton Lane, Kempsey, Worcester. WR5 3PY

Features

- Substantial period family home
- 6 Bedrooms
- 4 Reception Rooms
- Separate stabling with indoor swimming pool and further flexible accommodation
- Plot totalling approximately 1.7 acres
- Popular village location

A most rare opportunity to acquire a genuine piece of Worcestershire history, situated along a quiet lane within the village of Kempsey. 'Napleton Grange' is a former home of the world famous composer Edward Elgar and comprises of a substantial detached family home, further converted stables including indoor heated swimming pool, further accommodation, glorious well tended gardens and paddock totalling approximately 1.7 acres.

Accommodation comprising: Reception Hall, downstairs Cloakroom, Drawing Room, Dining Room, Snug, Kitchen Breakfast Room, Pantry, Rear Hall and Utility. On the first floor: Master Bedroom with En-Suite Shower Room and door off to Bedroom 6/Dressing Room, Guest Bedroom with En-Suite Bathroom, three further double Bedrooms as well as Family Bathroom.

Within the stables ground floor is Hall, indoor heated swimming pool and garaging. On the first floor: Two useful Office spaces as well as Games Room and a Shower Room. This part of the property lends itself to a number of different uses, to include further living accommodation or Annexe. There is also a Cellar which is accessed from the outside of the property.

Outside: The property is approached via two electronic iron gates, initially onto two generous driveways providing parking for several vehicles. The garden is separated into several different areas to include formal gardens and a separate paddock area, all offering a great degree of privacy with an excellent outlook of the adjacent countryside.





LOCATION:

The property is located in the highly popular village of Kempsey, offering a wide range of amenities to include several Public Houses, Convenience Store and Doctor's Surgery, as well as being excellently placed for access back to Worcester City, motorway links via Junction 7 of the M5 and the Worcestershire Parkway Railway Station. With regards to schooling the village benefits from a popular primary school and falls into the Hanley Castle High School catchment (Ofsted: good). Within the City of Worcester is also the popular independent Kings School and Royal Grammar School, both located within approximately 5 miles of the property.



Directions:

From Worcester City centre proceed out along the A38 Bath Road, in the direction of Tewkesbury. Continue straight on over the first island and straight on over the second island, signposted for Kempsey. On entering the village take a left hand turn into Napleton Lane, follow the lane along for approximately 1/4 of a mile, where Napleton grange can be found on the right hand side.

WAM 7277

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Useful Information:

Tenure: Freehold

EPC rating: E

Council Tax Band: G





Total area: approx. 509.7 sq. metres (5486.7 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:

SNUG:	13'1" x 12'9"
DRAWING ROOM:	18'3" x 13'9"
RECEPTION HALL:	19'5" x 14'0"
DINING ROOM:	16'4" x 14'3"
KITCHEN:	16'2" x 13'3"
PANTRY:	9'9" x 6'6"
UTILITY ROOM:	18'0" x 9'3"
REAR LOBBY:	18'6" x 10'9" max 8'7" min
BEDROOM 1: & EN-SUITE SHOWER:	16'9" x 14'8" & 13'0" x 5'7"
BEDROOM 2: & EN-SUITE BATHROOM:	18'6" max x 14'1" & 9'0" x 7'0"
BEDROOM 3:	13'1" max x 13'1"
BEDROOM 4:	17'8" x 9'6"
BEDROOM 5:	15'5" max x 10'6"
BEDROOM 6/DRESSING ROOM:	10'9" x 10'4"
FAMILY BATHROOM:	13'0" x 9'9"
SWIMMING POOL:	34'5" max 29'7" min x 15'2"
GAMES ROOM:	16'5" x 15'1"
OFFICE 1:	16'5" x 14'7"
OFFICE 2:	13'7" x 8'8"

Contact us:

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