



Allan Morris
estate agents

**The Kedges, Wichenford,
Worcestershire.**

Bramley Barn, The Kedges, Wichenford, Worcestershire. WR6 6YE

Features

- 2 Bedroom Barn Conversion
- Open-plan Living Room/Kitchen
- Off road parking and Garage
- Generous gardens and paddock
- Exclusive development
- NO ONWARD CHAIN

A fabulous Grade II Listed two bedroom Barn Conversion forming part of the exclusive Kedges Development, within the village of Wichenford, benefiting from off road parking, garage and wonderful generous gardens to the rear, as well as separate paddock area. In total the plot is a little over 0.6 acres.

Accommodation briefly comprises: Entrance Hall, open-plan Living Room/Kitchen, Bedroom 1 with En-Suite Shower Room off, further Bedroom and Bathroom.

Outside: To the front is driveway, garden largely laid to lawn and Garage. To the rear initially is formal garden with pond and beyond is private paddock.

LOCATION:

'Bramley Barn' forms part of the exclusive Kedges development within the village of Wichenford boasting a historic dovecote and popular Public house. Location falls within the sought after Chantry school catchment and is ideally placed for easy access back to Worcester, Malvern and motorway links.

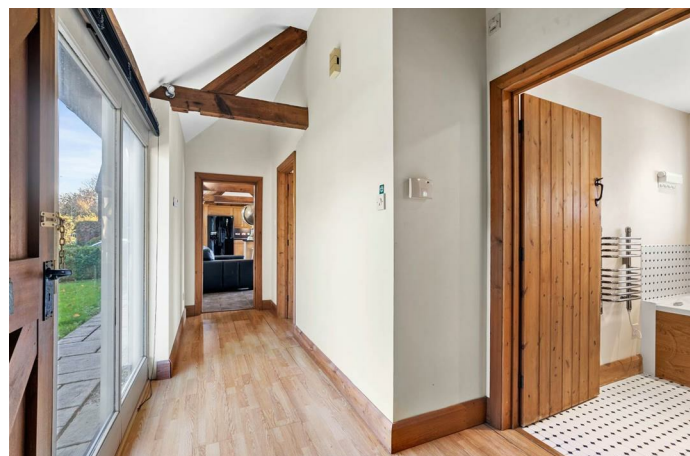




Directions:

From Worcester City centre proceed over the river bridge into New Road and bear right, going around Cripplegate Park. At McDonalds bear left into the Hylton Road. After approximately one mile turn left, as signposted to Martley on the B4204. Continue through the village of Lower Broadheath. After approximately 1.5 miles the entrance to 'The Kedges' can be found on the right hand side. On arriving at the development, 'Bramley Barn' can be found on the left hand side.

WAM 7188

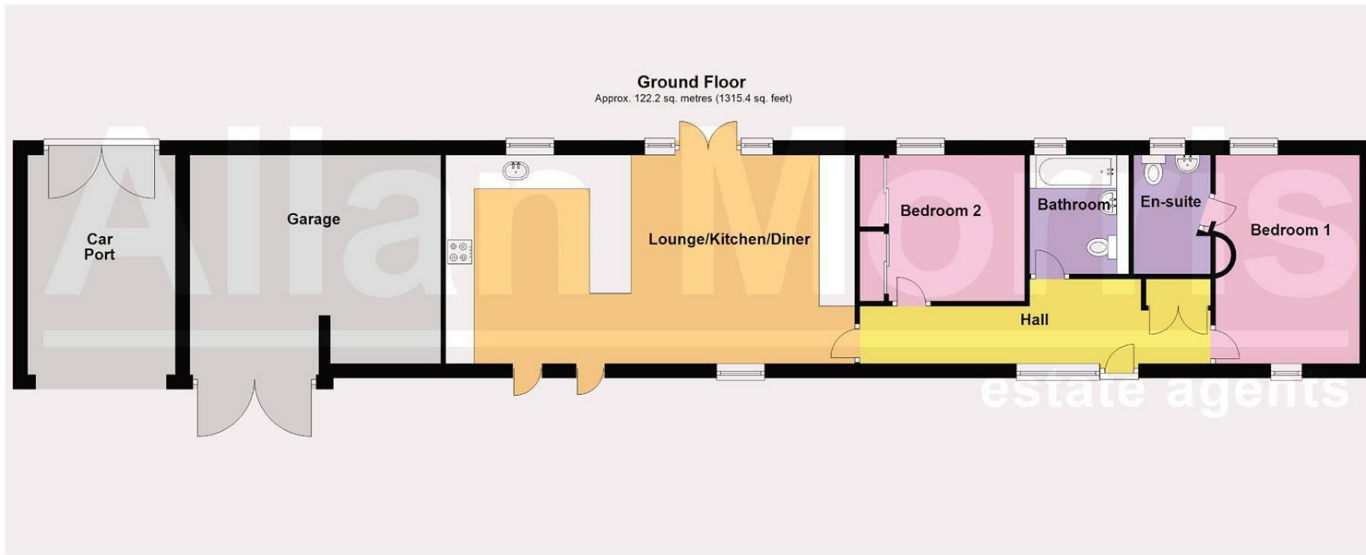


Useful Information:

Tenure: Freehold

EPC Rating: Grade II Listed

Council Tax Band: E



Ground Floor
Approx. 122.2 sq. metres (1315.4 sq. feet)

Total area: approx. 122.2 sq. metres (1315.4 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.

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.

Floorplan Measurements:

KITCHEN / LIVING ROOM:
28'0" x 13'8"

BEDROOM 1:
14'3" x 9'11" maximum 9'1" minimum

EN-SUITE SHOWER ROOM:
7'11" x 5'1"

BEDROOM 2:
11'3" x 9'11"

BATHROOM:
8'0" x 6'0"

Contact us:

Address:
32 Sidbury, Worcester, WR1 2HZ