

Maytree House

Approximate Gross Internal Area = 216.5 sq m / 2330 sq ft
 Double Garage = 31.6 sq m / 340 sq ft
 Total = 248.1 sq m / 2670 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact.



Maytree House Sneads Green, Droitwich, WR9 0PZ

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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.



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Mileage (all distances approximate)

Ombersley 3.6 miles Droitwich 5.5 miles Kidderminster 7.6 miles Worcester 9 miles

Birmingham 22 miles

2 Reception
Room/s

4 Bedroom/s

2 Bath/Shower
Room/s

- **An Impressive Detached Family Home**
- **3/4 Bedrooms & 2 Bathrooms**
- **2/3 Reception Rooms & Conservatory**
- **Attractive Kitchen Diner & Utility Room**
- **Generous Plot with Formal Gardens**
- **Plenty of Parking & Double Garage**
- **Adjoining 2.28 Acre Grass Paddock & Rural Views**
- **Sought After & Convenient Location**

DIRECTIONS

From Kidderminster proceed in a southerly direction onto the A449 dual carriageway. At the ensuing roundabout take the first exit onto Crown Lane continuing to the junction and turn right. After approximately 1 mile take another right turn signposted Sneads Green where Maytree House will be found on the right-hand side.

LOCATION

Maytree House is situated in a fabulous rural location in the small hamlet of Sneads Green just outside the popular village of Cutnall Green, surrounded by glorious Worcestershire countryside. Ombersley is one of the most sought-after and charming villages in Worcestershire and just a short distance away, boasting a whole host of amenities including a renowned butchers and deli shop (Checketts), primary school, doctor's surgery, parish church, post office, together with many public houses and restaurants. More extensive opportunities for shopping, leisure and education can be found in the nearby centres of Worcester, Bromsgrove and Kidderminster. There are direct train lines to London from Worcester and Birmingham, whilst the new Worcestershire Parkway Railway Station is intended to increase the capacity to London as well as reduced journey times. This has a significant impact on Worcestershire's accessibility to the capital and other regional centres. If education is a priority, then Worcestershire is blessed with an enviable mix of schooling at all levels, including a variety of independent establishments, allowing parents to select the right environment for their children's needs. The King's School Worcester and The Royal Grammar School are located in the heart of Worcester city centre.

INTRODUCTION

Maytree House is a fabulous detached country home, beautifully positioned within this stunning rural location, benefitting from a generous private plot with formal gardens and an adjoining, enclosed grass paddock extending to approximately 2.28 acres. The property itself is a generous detached dormer style home with flexible accommodation over two floors comprising 3-4 bedrooms, two bathrooms, 2-3 reception rooms, a separate garden room to the rear, an attractive fitted kitchen diner and large utility room. There is plenty of parking and turning space to the front with an attached double garage, formal well-tended gardens and adjoining paddock with separate vehicular gated access. This wonderful home offers unspoilt panoramic rural views and an early inspection is thoroughly recommended.

FULL DETAILS

Maytree House is a wonderful detached family home with flexible accommodation over two floors being accessed via a five-bar timber gate over a tarmac driveway leading to a generous hard standing, parking and turning space. Access is gained into an initial porch with tiled flooring, exposed beam and double-glazed windows to front and side. A solid wooden panel door leads into a generous reception hall.

RECEPTION HALL

With a turning staircase to the first-floor accommodation, power points, single panel radiator, dual ceiling mounted light fittings and solid wooden panel doors to the main living room, bathroom, hobby room/bedroom four and the generous fitted kitchen diner.

KITCHEN DINER

Being the focal point of this attractive family home with tiled floor, feature fire place recess with tiled hearth and exposed timber above. The kitchen area has granite work surfaces with inset stainless steel one and a half sink with marble drainer and swan neck mixer tap. There are fitted base and eye level units and integrated appliances including an electric oven, electric 'Neff' four ring hob, integrated 'AEG' microwave with extractor hood over and dishwasher. There are a number of power points, dual ceiling mounted light fittings, plenty of space for dining table and chairs and dual aspect double glazed windows to both front and rear aspects. The kitchen has access to the dining room and utility room.

UTILITY ROOM

Being well proportioned with herringbone style tiled floor, marble effect rolled top work surfaces with inset stainless-steel sink with single drainer and mixer tap, tiled surround and power points. There are matching base and eye level units with space and plumbing for washing machine, space for larder style fridge freezer and ceiling mounted light fitting. Part wooden panel, part glazed door leads to a rear porch.

REAR PORCH

With lighting, wall mounted 'Glow Worm' oil fired boiler, glazed roof and double-glazed windows and pedestrian door accessing and overlooking the attractive rear garden with fabulous rural views.

From the kitchen diner glazed double doors access the:

DINING ROOM

With radiator, power points, dual ceiling mounted light fittings, dual aspect double glazed windows to both front and rear with benefit of pedestrian door accessing the attractive rear garden. Off the dining room is a useful CLOAKROOM with tiled floor, vanity wash hand basin with mixer tap and low level close coupled WC.

LIVING ROOM

With an attractive feature focal point log burning stove with tiled hearth, surround and natural stone mantle over. There are two single panel radiators, power points, TV aerial point, dual ceiling mounted light fittings, double glazed window to the side aspect and large glazed door accessing the rear garden room.

GARDEN ROOM

Being part brick construction with tiled floor, power points, light fittings, double glazed windows with double glazed French doors opening out to the beautiful rear garden, allowing for fabulous long distance countryside views.

THIRD RECEPTION ROOM/FOURTH BEDROOM

Currently being used as a hobby room with dual aspect double glazed windows, single panel radiator, power points and ceiling mounted light fitting.

Adjoining the third reception room is the:

BATHROOM

Being extensively tiled with white suite comprising, a panel bath with mixer tap and wall mounted shower attachment with glazed concordina shower doors. There is a low level close coupled WC, pedestal wash hand basin, ceiling mounted light fitting and obscure double-glazed window to the front aspect.

FIRST FLOOR LANDING

Being light and spacious with double glazed windows to the rear with fabulous views, some eaves storage, single panel radiator, dual ceiling mounted light fittings and wooden panel doors to all first-floor accommodation.

THREE DOUBLE BEDROOMS

Each offering useful eaves storage, each with power points, single panel radiators and dual aspect double glazed windows all offering attractive rural outlooks. Two of the bedrooms have useful fitted wardrobes.

BATHROOM

With a matching suite of tiled bath with dual hand rails, mixer tap, vanity wash hand basin, low level close coupled WC, electric shaver socket, ceiling mounted light fitting and obscure glazed window to the front aspect.

OUTSIDE

Maytree House sits in an attractive private plot with gated access to the tarmac driveway leading to the property. There is access to both sides of the property leading around to the rear gardens. The fore garden is laid mainly to lawn with a low-level sand stone retaining wall with steps up to the lawn with attractive flower beds with mature hedge borders.

The beautiful and private rear garden has an initial shaped flag stone paved seating area with a pretty rockery and water feature. There is a timber pergola, generous level lawn with well stocked shrub, herbaceous and flower borders. The rear mature hedge borders the adjoining paddock of which has gated access from the driveway to Maytree House.

The paddock (2.28 acres) is level with mature hedge and fenced borders with wonderful panoramic long distance countryside views beyond. The rear garden is beautifully tended and well maintained with external courtesy lighting, water supply and greenhouse.

DOUBLE GARAGE

With two up and over doors, concrete base, ceiling mounted light fitting, access to roof storage, glazed window to the rear and water supply.

An internal viewing of this fabulous family home is required to appreciate the space and flexibility with versatile accommodation over two floors set in this much sought after rural location.

SERVICES

Mains water, electricity, drainage by septic tank and LPG Fired Central Heating are understood to be connected. None of these services have been tested.

FIXTURES & FITTINGS

Only those items described in these sale particulars are included in the sale.

TENURE

Freehold with Vacant Possession upon Completion.