






**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP

# The Oast House, 1 The Hop Kilns, Broughton Hackett, Worcestershire. WR7 4BB

Guide Price £475,000

 5  3  2



A charming end Mews, former Hop Kiln offering superbly represented and well proportioned 4/5 bedroom accommodation over 3 floors, with a generous mature garden, enjoying a high degree of privacy. Situated in the sought after village location, with easy access to the City of Worcester and major road and rail networks.

Briefly comprising: Ground floor: Reception Hall, Study, Bedroom with En-Suite Shower Room and Utility. First floor: Lounge (dual aspect with far reaching views), Dining Area, Kitchen and Cloakroom. Second floor: 4/5 double Bedrooms (main Bedroom with En-Suite Shower Room) and Family Bathroom.

Outside: Approached via a tree lined gravelled driveway providing off road parking for 4/5 plus cars, leading to a single Garage with electric door, front door and gated side/rear pedestrian garden access. To the side and rear is a predominantly lawned garden with paved patio area, outside cold water tap, greenhouse, private southerly aspect and oil storage tank.



**Study / Bedroom** - 4.88m x 2.89m (16'0" x 9'5")

**Utility** - 1.75m x 2.55m (5'8" x 8'4")

**Bedroom 2** - 3.53m x 2.55m (11'6" x 8'4")

**Kitchen** - 2.65m x 2.55m (8'8" x 8'4")

**Dining Room** - 3.51m x 4.74m (11'6" x 15'6")

**Living Room** - 4.88m x 4.81m (16'0" x 15'9")

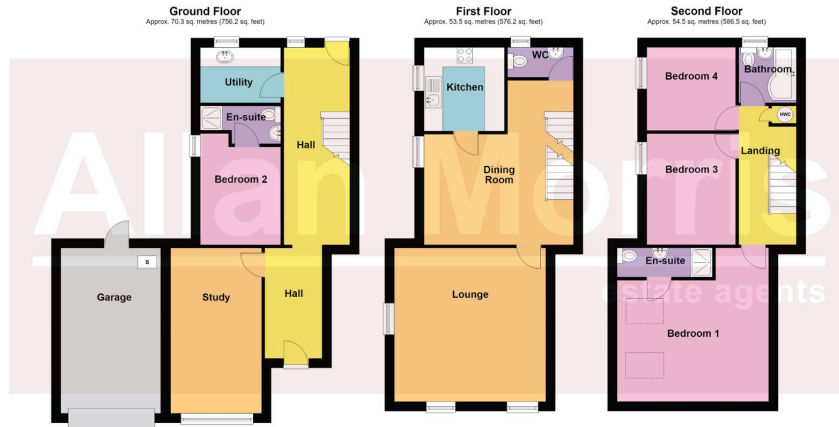
**Bedroom 1** - 4.05m x 4.81m (13'3" x 15'9")

**Bedroom 3** - 3.52m x 2.82m (11'6" x 9'3")

**Bedroom 4** - 2.64m x 2.82m (8'7" x 9'3")

**Bathroom** - 1.76m x 1.83m (5'9" x 6'0")





Total area: approx. 178.3 sq. metres (1918.9 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.

- NO ONWARD CHAIN
- Spacious, superbly presented & versatile accommodation
- 4/5 Bedrooms
- Far reaching views to Bredon Hill & the Malvern Hills
- Popular & sought after village location
- Recently re-carpeted
- Private mature gardens
- South facing aspect
- Viewing highly recommended
- Council Tax Band: G

