



AP MORGAN

Torton, Kidderminster, Worcestershire
Offers Over £800,000

Features:

- Stunning four bedroom detached family cottage
- Generous grounds of approximately 2.8 acres
- Stunning semi-rural location surrounded by countryside
- Three reception rooms & study
- Family bathroom, en-suite, w/c & ground floor w/c
- Stylish kitchen & utility room
- Detached double garage & three driveways

Description:

Occupying a stunning semi-rural location in Torton, a delightful hamlet nestled approximately 4 miles south of Kidderminster town centre, is this executive, four bedroom detached cottage situated on a private plot amounting to approximately 2.8 acres, encompassing well-maintained gardens and its own private woodland.

Perry Cottage is situated along a 'no-through' lane and up a private driveway with detached double garage and parking for multiple vehicles. The property has been extensively extended in the early 2000's to create flexible family living space within a desirable setting.

The property is entered through an open canopy porch into a welcoming entrance hallway with high quality oak flooring. A quality of finish which is matched throughout the property. The ground floor layout briefly comprises: A spacious dual aspect lounge with feature open fireplace, dining room, study, impressive, fitted kitchen with double glazed sloping ceiling helping flood the room with natural light, and flowing through into a cosy family room boasting a cast iron multifuel wood burner and bespoke fitted bay window bench. To complete the ground floor is a ground floor guest w/c and a utility/boot room with pantry store.

Rising upstairs the first-floor landing has doors radiating off to: Master bedroom having an array of high-quality built-in furniture including wardrobes and vanity table. A door off leads to the En-Suite which comprises of corner shower, low flush WC and sink built into an oak effect vanity unit. There are Three further Bedrooms having various built-in wardrobes and dressing tables, bedroom 3 even contains space for a built-in sunken bed. All three are serviced by a high-quality Family Bathroom with walk-in airing cupboard and white matching suite comprising of Carronite improved insulation bath, a double shower and vanity unit. Having the benefit of a separate WC with wash hand basin.

Moving outside the property enjoys a variety of outdoor spaces incorporating manicured lawns, large, insulated summerhouse with fitted power (ideal as a home gym or garden office), paved patio seating areas, timber framed gazebo, courtyard style garden to the rear with block paved patio, and even its own private gated woodland. The property also benefits from parking for several cars and a double garage, which has two up and over doors, a power supply, and a partially boarded roof space. Torton is surrounded by some of Worcestershire's most well-known villages including Chaddesley Corbett, Ombersley and Cutnall Green. Hartlebury is the nearest village and offers local amenities including a church, highly renowned school, post office, selection of pubs/restaurants and railway



station. Torton is also conveniently located for more High Street shopping requirements with Kidderminster, Bromsgrove, Droitwich and Worcester all being within easy reach.

Details:

Entrance Hall

Lounge 12'1" x 15'6" (3.68m x 4.72m)

Dining Room 12' x 11'9" (3.66m x 3.58m)

Study 11'11" x 7'9" (3.63m x 2.36m)

Family Room 11'5" x 21'8" (3.48m x 6.6m) Both max

Kitchen/Breakfast Room 14' x 9'5" (4.27m x 2.87m)

Utility Room 7'8" x 15'5" (2.34m x 4.7m)

Ground Floor W/C 5'2" x 6' (1.57m x 1.83m)

First Floor Landing

Master Bedroom 12'1" x 10'3" (3.68m x 3.12m)

En-suite Shower Room 6' x 6'10" (1.83m x 2.08m)

Bedroom Two 12' x 14'2" (3.66m x 4.32m) Both max

Bedroom Three 11'6" x 12' (3.5m x 3.66m)

Bedroom Four 12' x 12' (3.66m x 3.66m)

Family Bathroom 8'1" (2.46) to front of storage x 11'1" (3.38)

W/C

Detached Double Garage 23'10" x 16'9" (7.26m x 5.1m)

EPC Rating: E

Council Tax Band: G (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 910 300.



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