

AP MORGAN



Rectory Lane, Upton Warren,
Asking Price £895,000

Features:

- Secluded detached four bedroom bungalow set within approx. 1.75 acres
- Desirable semi-rural location on a no-through road
- Extensive equestrian facilities, two large barns with power, stables & manège
- Concrete yard, gated driveway for plentiful parking
- Modern family bathroom & three en-suites
- Opportunity to annexe part of property for multi-generational living
- Two fitted kitchens & large reception room with vaulted ceiling
- Numerous potential development/business opportunities (subject to permissions)

Description:

Occupying a secluded position on a no-through road in the desirable village of Upton Warren is this recently constructed, bespoke four-bedroom detached bungalow, set on a plot of approximately 1.75 acres. The property offers extensive equestrian facilities including stables, tack room, foaling box, paddocks, and two large barns & business use. It presents an excellent opportunity for multifunctional living perfect for equestrian enthusiasts, especially given its proximity to several horse show centres.

The property is set back from the road behind a gated frontage with a sweeping gravelled driveway providing generous parking options, along with further vehicle gated access to the rear. The main residence is entered via a large front door flanked by two tall windows. Once inside, the bright and spacious interior briefly comprises: a large reception room with high ceilings and anthracite bi-fold doors to the rear garden. This space leads to a master bedroom with a modern en-suite shower room, a good-sized fourth bedroom, and a contemporary family bathroom featuring a bathtub and a built-in Watervue TV.

Completing this side of the property is a modern fitted kitchen, offering a range of wall and base units, granite worktops, and integrated appliances including dual ovens and a fridge/freezer. A lockable door from the kitchen leads into the second half of the bungalow, which can be used as self-contained annex accommodation. This area includes two further bedrooms, both with en-suite shower rooms, and an open-plan living/kitchen/dining room.

Externally, the property benefits from numerous outbuildings, including an oak-clad stable block with feed and tack room, a foaling box, and an additional barn. There is also a large steel-



framed barn with power supply, suitable for internal stables, along with two large greenhouses. Further facilities include a spacious manege and paddocks to the rear, with the option to rent additional land if required.

Additional features include two Worcester Bosch boilers (still under warranty) powered by bulk LPG, underfloor heating throughout the newer section of the property, fast fibre broadband availability, a local sewage treatment plant, and mains water.

Located on a quiet country lane in the highly accessible North Worcestershire village of Upton Warren, the property is equidistant from the historic towns of Bromsgrove and Droitwich Spa. Despite its private setting, it offers easy access to excellent transport links, including the M5 motorway at Junction 5 (Wychbold). Both towns provide a wide range of amenities, including railway stations, highly regarded state and private schools, and Waitrose supermarkets. The cities of Worcester and Birmingham are also within easy reach. Nearby are country pubs, garden centres, schools, and a sailing lake, adding to the property's rural charm and lifestyle appeal.

Details:

Lounge 5.28 x 4.64 Excluding Hall

Kitchen 4.06 x 2.18 Both max

Second Kitchen/Dining Room 5.10 x 3.90

Master Bedroom 4.39 x 3.48

En-suite 1.60 x 2.15

Bedroom Two 2.78 x 3.88 Both max

En-suite 1 x 2.18

Bedroom Three 3.09 x 2.80

En-suite 1 x 2.40

Bedroom Four 3.08 x 1.83

Bathroom 2.88 x 1.28

Outbuildings

Large Barn 5.73 x 18.77

Feed Room 3.87 x 2.77

Tack Room 1.0 x 2.44

Foaling Box 3.98 x 4.14

Stables 5.74 x 4.64 Max

Barn 7.55 x 4.14

EPC Rating: C

Council Tax Band: D (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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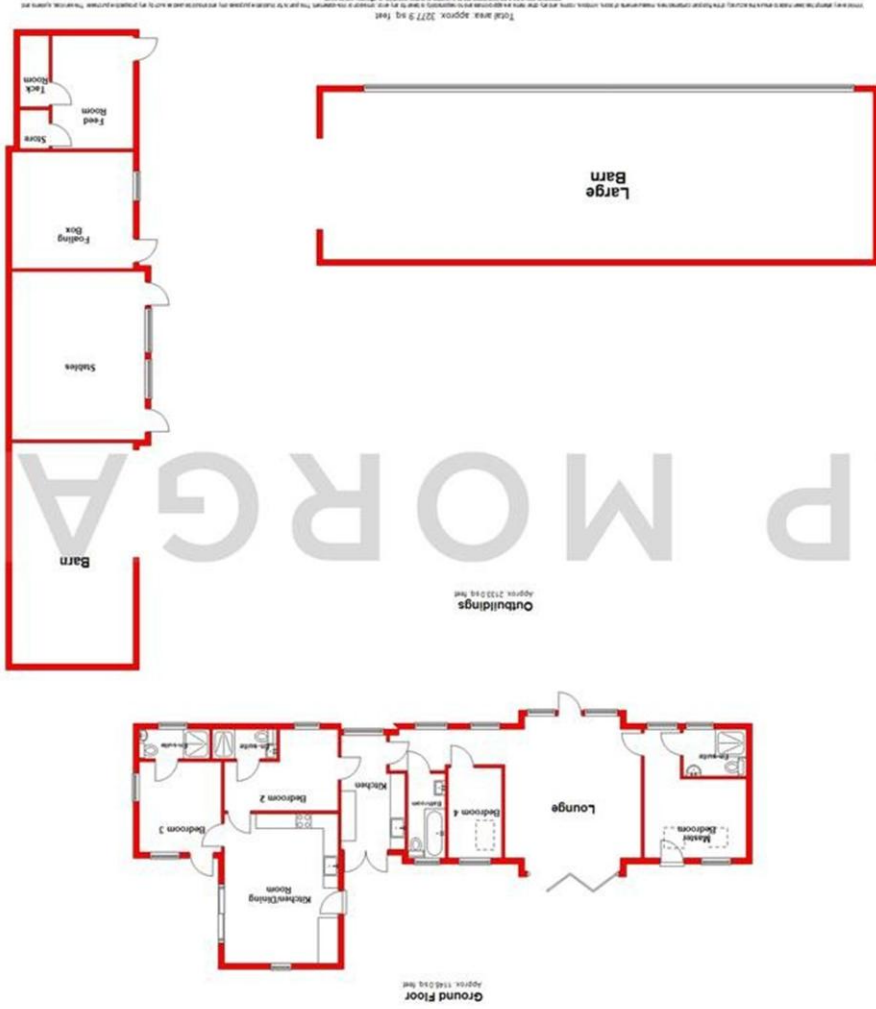
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