



**4 BEDROOM DETACHED BUNGALOW FOR SALE
IN WORCESTERSHIRE**

REF: 3556251

Guide Price £950,000



PROPERTY FEATURES

- Exceptionally presented modern bungalow
- Stunning views across open countryside
- Set in grounds of circa one acre
- Superb sitting room with feature fireplace
- Well-appointed hand painted kitchen
- Utility room and boot room
- Four large bedrooms
- Four bathrooms
- Electric gates and driveway parking for 4+ vehicles
- Double garage – currently used for storage and gym

Bearwood is an exceptionally presented property which boasts stunning views across the open countryside of Worcestershire. Nestled in Hillside in between Martley and Great Witley this spacious bungalow has been extended and renovated to a very high standard with quality fixtures and fittings found throughout. All modern facilities such as electrically operated gates, CCTV and high specification bathrooms have been installed, as well as Sharps fitted bedroom furniture to two of the four bedrooms. Bearwood sits in approximately one acre of mature gardens with a water feature, growing areas for the keen gardener and fruit trees. There is also a double garage, currently used for storage and as a purpose-built gym. Viewing is highly recommended to appreciate this unique family home.

Freehold. EPC Rating C. Council Tax Band F.

Utilities: Mains electricity & water. Private drainage via septic tank & soakaway. Oil-fired central heating.

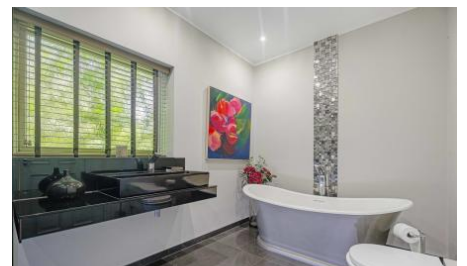
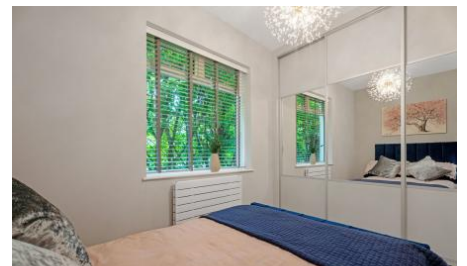
Services: Access to an electric vehicle charge point. CCTV camera connected to phone and doorbell. New boiler 2021. Majority of windows replaced in 2022. Standard broadband and 4G mobile coverage available – please check with your local provider.

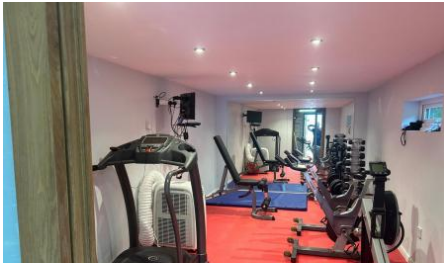
Parking: Double garage and driveway parking for 4+ cars.

Construction: Brick and timber.

Additional Property Information: Restrictive covenants in the title deeds – please speak with the agent for further details.

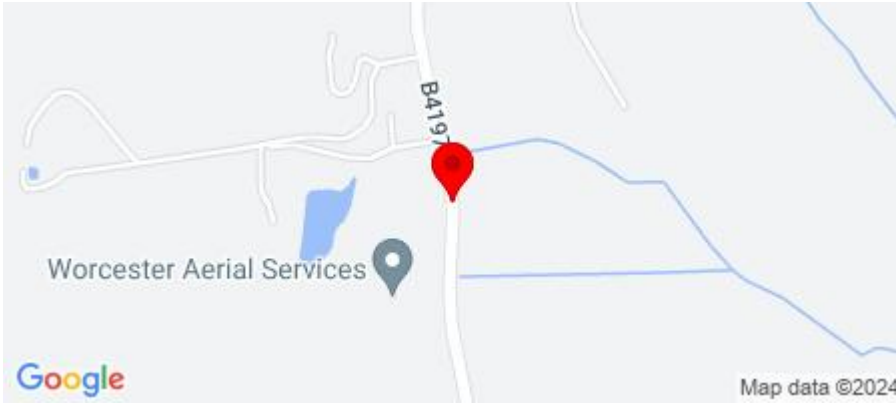
PROPERTY PHOTOS






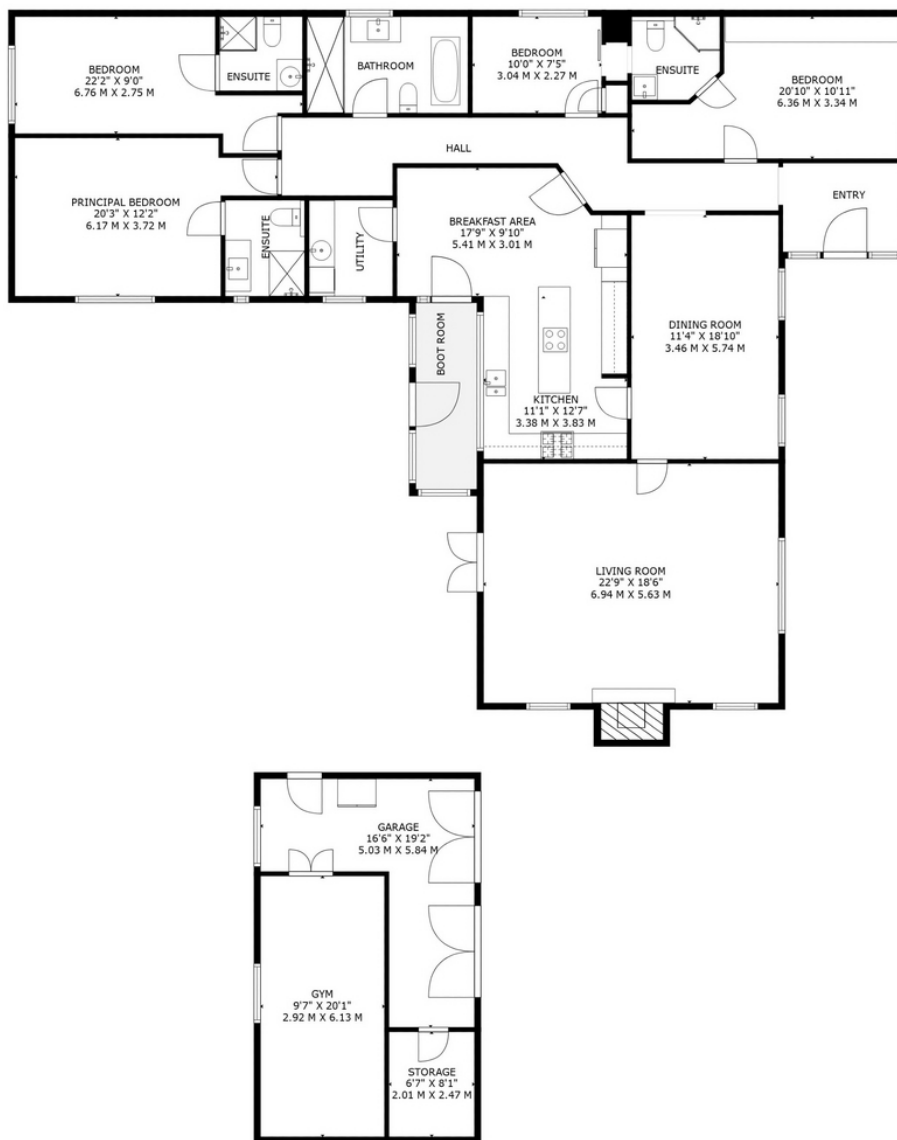
LOCATION

EPC



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		88
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

FLOORPLANS



GROSS INTERNAL AREA: 2440 sq ft, 226 m2
 GARAGE & OUTBUILDING: 252 sq ft, 24 m2

OVERALL TOTALS: 2692 sq ft, 250 m2
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

