



**Allan Morris**  
estate agents

**Middle Battenhall Farm,  
Upper Battenhall, Worcester.**

## The Moat House, Middle Battenhall Farm, Upper Battenhall, Worcester. WR7 4RU

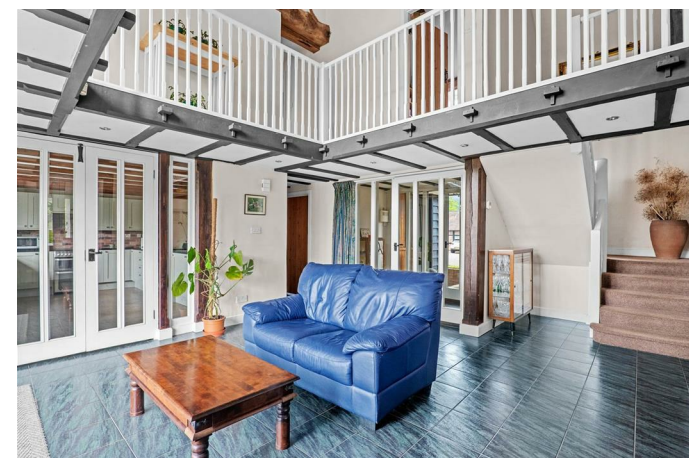
### Features

- 5 bedroom Grade II Listed end of terrace Barn Conversion
- Sought after location
- Recently fitted Kitchen with Dining Area
- Superb vaulted and beamed Entrance Hall
- Beautifully well stocked private rear garden with open aspect to the rear
- Parking and garaging

'The Moat House' is a beautifully presented, spacious and flexible Grade II Listed end of terrace Barn Conversion, situated in the sought after area of Battenhall within a small development offering easy access to Worcester City, local schooling, amenities and major transport links to include Worcester Parkway Railway Station.

Accommodation briefly comprises: Initial Entrance Hall, downstairs Cloakroom, large vaulted and beamed Hallway with mezzanine landing and double opening doors to the rear, Sitting Room with gas fire and further beamwork, Kitchen/Dining Area. To the first floor: Mezzanine landing, vaulted ceiling and beams, Master Bedroom with En-Suite, three further Bedrooms and a Family Bathroom. To the second floor: A further large Bedroom, accessed via a metal spiral staircase.

Outside: The property benefits from ample parking, detached double Garage and further storage/gardening area. The main garden is of particular note with extensive and mature sympathetic planting, offering a wealth of colour throughout the seasons and various seating areas with an un-interrupted view to the rear over open farmland.





### Directions:

From Worcester City centre proceed out along the London Road. Continue up the hill and turn right into Battenhall Road. Continue along Battenhall Road for approximately one mile and bear left into Battenhall Rise. Continue along for a short distance bear left under bridge. Turn right into the development, where The Moat House will be found in the far left hand corner, as indicated by our For Sale board.

WAM 7000



### Useful Information:

Tenure: Freehold

EPC Rating: Grade II Listed

Council Tax Band: G



Total area: approx. 237.2 sq. metres (2552.8 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.

## Floorplan Measurements:

ENTRANCE HALL:  
20'2" maximum x 15'0"

KITCHEN / DINING AREA:  
23'5" x 17'0" maximum 11'0" minimum

SITTING ROOM:  
22'2" x 14'5"

FAMILY BATHROOM:  
8'9" x 7'5"

BEDROOM 1:  
17'8" x 12'3"

BEDROOM 2:  
16'6" x 14'6"

EN-SUITE:  
10'8" x 6'2"

BEDROOM 4:  
12'0" x 9'10"

BEDROOM 5:  
8'6" x 8'3"

BEDROOM 3: (SECOND FLOOR)  
16'6" x 15'4"

## General Information:

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. MEASUREMENTS: Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully. FIXTURES AND FITTINGS: All items not specifically mentioned within these details are to be excluded from the sale. SERVICES: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these, or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

## Contact us:

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