

MARLPIT HOUSE HOLBERROW GREEN WORCESTERSHIRE



An exciting and rare opportunity to acquire an imposing detached family home set with a sizeable plot of around 6.30 acres, (25,529 sq. m) there or thereabouts. Located within beautiful Worcestershire countryside and offering versatile accommodation with enormous potential to incorporate a separate annex, extension, redevelopment, or additional development (subject to planning regulations). In all comprising: Five reception rooms, garden room, conservatory, two cloakrooms, two utility rooms, six bedrooms, three bathrooms, garage, carport, and extensive grounds.

£1,095,000

Marlpit House, Holberrow Green, Redditch, Worcestershire, B96 6SL

Sitting Room 3.81m (12'6") x 3.63m (11'11")



Utility 4.83m (15'10") x 2.15m (7'1")



Family Room 5.51m (18'1") x 5.20m (17'1")



Conservatory 5.75m (18'10") x 1.80m (5'11")

Dining Room 3.85m (12'7") x 3.37m (11'1")



Living Room 4.83m (15'10") max x 4.82m (15'10")



Kitchen 3.37m (11'1") x 3.11m (10'2")



Utility 2.39m (7'10") x 1.71m (5'7")



WC 1.78m (5'10") x 1.55m (5'1")

First Floor

Garden Room 5.96m (19'6") x 3.49m (11'5")



Bedroom 1 4.83m (15'10") x 3.60m (11'10")



Snug 4.92m (16'2") x 3.01m (9'10")

En-suite 3.37m (11'1") x 1.80m (5'11")



Bedroom 2 3.31m (10'10") x 3.11m (10'2")



Bedroom 4 4.74m (15'7") max x 3.18m (10'5")



En-suite 3.31m (10'10") x 1.78m (5'10")



Bedroom 5 3.85m (12'7") x 3.31m (10'10")



Bedroom 3 4.29m (14'1") x 3.94m (12'11") max



Bedroom 6 3.37m (11'1") x 2.93m (9'8")



Second Floor

Loft Space 5.15m (16'11") x 2.87m (9'5")

Loft Space 3.92m (12'10") x 2.87m (9'5")

Outside

Garage 9.05m (29'8") x 5.08m (16'8")

Car Port 7.28m (23'11") x 5.56m (18'3")



View to Front



Rear Garden



Extensive Grounds



Plot Marker



Public Rights of Way

Please note there are public rights of way across parts of the land, and these need to be maintained.

Solar Panels

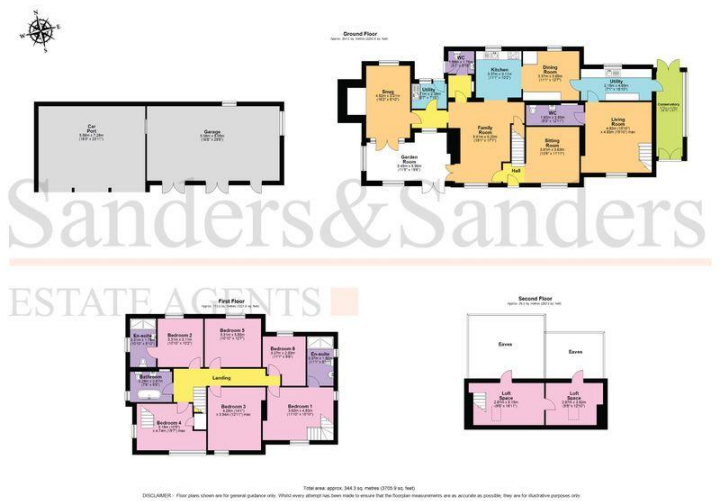
These are not connected, so do not form part of the sale.

Sewage

Via septic tank and reed bed.

Floor Plans & Property Details Disclaimer

These plans are for identification purposes only in relation to where one room is situated to another. They are not to be relied upon in any way for dimensions, scaling, or sq. ft/metres. We will not be held responsible for any loss incurred, due to reliance on these measurements from the floor plans or measurements from the property details. You are advised to confirm all measurements.



Fixtures & Fittings

Please note that the fixtures & fittings shown on the photographs, contained within these property details, do not form part of a fixtures & fittings list. Some items may/may not be included. You are advised to clarify what items are included before entering into any negotiations.

Boundaries

We have based the boundaries and areas on the digital OS plan, we have not checked the boundaries.

No liability can be accepted for any inaccuracies in boundary or areas stated.

The Estates Agents Act 1979 and Property Misdescriptions Act 1991, Sanders & Sanders Estate Agents (who prepared these details) for themselves and for the vendor of the property whose agents they are give notice that: The Particulars, information and details contained here in do not form part of an offer or contract. All descriptions, dimensions, floor plans and references to condition and necessary permission for use and occupation and other particulars are given in good faith and believed to be correct but any intending purchasers should not rely upon them as statements of fact but must satisfy themselves by inspection as to the correctness of them. No person in employment of Sanders & Sanders Estate Agents has authority to make any representation or warranty whatever in relation to this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting any property which has been sold or withdrawn. We cannot certify the adequacy or working order of either the heating system gas or electrical appliances. Any interested party should consult their own solicitor for independent evaluation.