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THE MANOR HOUSE,

High Street, Badsey, Nr. Evesham, Worcs.

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FINE MODERNISED HOUSE DATING BACK TO THE EARLY SIXTEENTH CENTURY AND POSSIBLY EARLIER. HALL TWO LARGE RECEPTION ROOMS. CLOAKS. KITCHEN FOUR BEDROOMS. (ONE WITH ORIGINAL PANELLING) BATHROOM. SEPARATE W.C. FINE TIMBERED SECOND FLOOR. CENTRAL HEATING. GARAGE FOR FOUR CARS GARDEN. JUST UNDER AN ACRE. MAIN SERVICES FREEHOLD. POSSESSION. OFFERS OVER £7900 INVITED

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#### SITUATION AND GENERAL REMARKS

Badsey is a large village lying about two miles from Evesham and possessing several very fine old houses. The village is busy and has a number of good shops, but is also on good local bus routes to Evesham and also to Birmingham (33 miles).

The house is in the centre of the village and is easily distinguished by the quite outstanding pattern of the timbering on the front elevation.

#### THE HOUSE

The Manor House now for sale, consists of the major portion of the older and larger original building. It is a truly superb example of early English domestic architecture with the fine half timbered elevation on stone plinth with tiled roof and interesting chimneys. The property was very considerably modernised and restored just after the war and has been very well maintained ever since. Many period features remain, including the fine open stone fireplaces, the interesting stone floor in the hall and the really superb panelling in the principal bedroom.

#### THE ACCOMMODATION COMPRISES:

##### ON THE GROUND FLOOR

Oak front door to ENTRANCE HALL with old paved floor embodying cross, supposed to have been laid by the Abbots of Evesham. Cupboard under stairs, LOUNGE 18'3" x 17'9" with parquet floor, fine open fireplace and oak window seat. LOBBY with CLOAKROOM having quarry tile floor and handbasin. SEPARATE W.C. DINING ROOM 19'3" x 17'9" with open stone fireplace having set-in canopy, KITCHEN 19'6" x 17'9" with asphalt floor, stainless steel double drainer sink unit with cupboards under. Other built-in cupboards, one with immersion heater. Gas fired central heating. Door to LARDER and to back entrance.

From the Entrance Hall an oak staircase leads to

##### THE FIRST FLOOR

LANDING with open stone fireplace and built-in wardrobe. Cupboard under top stairs, candle recess. Superb BEDROOM 1 19'9" x 19'6" fully panelled in lovely old wood of great value. Open stone fireplace, door to BEDROOM 2 19'9" x 19'6" ideal for conversion to second bathroom and dressing room. BATHROOM with panelled bath and handbasin. SEPARATE W.C. BEDROOM 3 14' x 13'6" plus 7'3" x 5'3" with handbasin. BEDROOM 4 13'6" x 12' with built-in wardrobe.

##### ON THE TOP FLOOR

Superb full boarded, well lit and half timbered ROOM 70'6" x 19'6", measuring overall. BEDROOM 5 (or boxroom) 16' x 16'.

### OUTSIDE

Large brick BUILDING with corrugated roof and providing garaging for up to six cars. Adjoining is a fuel store and W.C. Timber workshop.

### GARDEN

The house is approached on one side by a recently tarmaced drive, bordering an old established lawn with fine walnut tree, stone cider well and trough. Useful area beyond.

### SERVICES

All main services are connected. Gas fired central heating, telephone subject to G.P.O. transfer regulations.

### OUTGOINGS

Rateable Value: £146

General rate for the current  $\frac{1}{2}$  year: £45.0.4d.

### TENURE

The property is freehold.

### POSSESSION

Vacant Possession will be given upon completion of the purchase.

### PRICE

Offers over ~~£7900~~ invited. Subject to contract.

### VIEWING

The agents will be pleased to show the house to anyone interested at any reasonable time by prior appointment.