



YORK HOUSE
12 Hill View Road | Strensham | WR8 9LJ

HUGHES **HS** SEALEY

Welcome to... YORK HOUSE

Welcome to York House, a wonderful four-bedroom extended, detached family home located in this highly sought after village. Backing onto open fields, ensuring a super outlook, the home enjoys a wealth of accommodation across the two floors and is further complimented by driveway parking, an attached garage and a stunning, mature garden that enjoys a high degree of privacy, and it is because of the above, that this home comes with such a high recommendation to view.

Internally the home enjoys a spacious, central entrance hall that allows access to most of the ground floor rooms. The property benefits from two reception rooms, these being the living room, located to the front of the home and featuring a log burning stove and the dining room, located to the rear and having doors giving access to the rear terrace.

Further rooms to the ground floor include a modern kitchen/breakfast room, boasting a wealth of fitted units which sit alongside a host of integrated appliances.

From the kitchen/breakfast room, a door leads through to the separate utility room, which in turn gives access to the integral garage, cloakroom and rear garden.

Upstairs are four good sized bedrooms. Three of the rooms are double bedrooms with the final room being a good-sized single room, which has the added benefit of fitted wardrobes, as do bedrooms two and three.

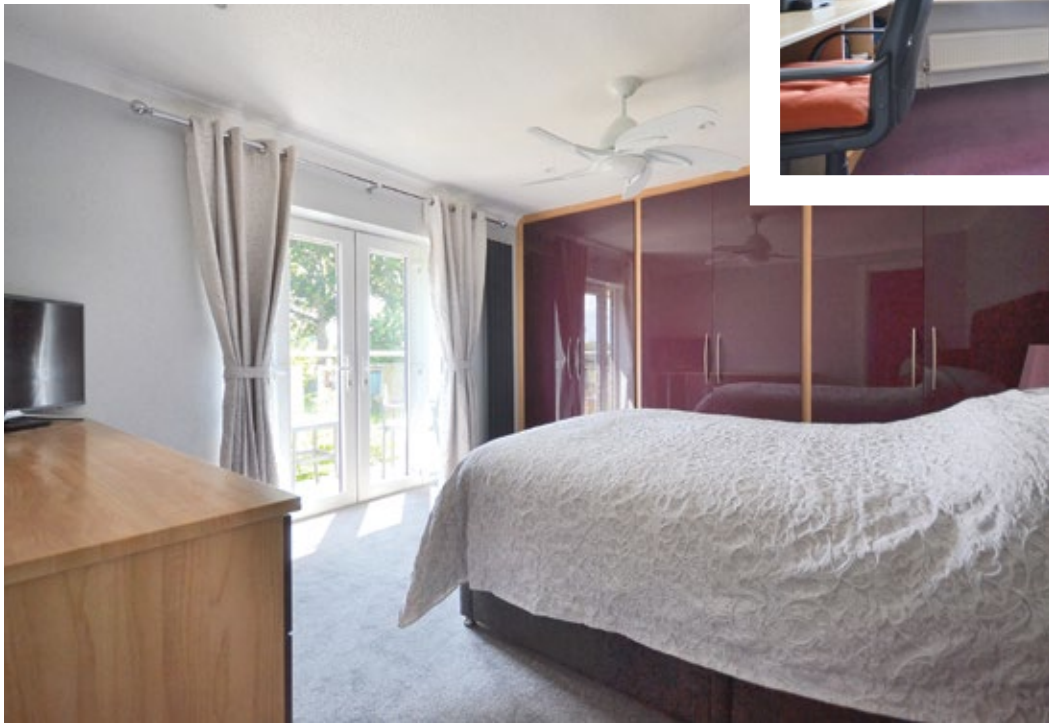
To the rear of the principal bedroom is a room that is currently being used as a study, but we believe that this room certainly has the potential to be converted into an en suite for the bedroom, if required.

Completing the upstairs and the property's accommodation is the four-piece, family bathroom.









Explore outside... YORK HOUSE

Externally to the front is a large driveway providing off road parking for three/four vehicles whilst to the rear is the most delightful garden. Awash with colour and maturity, the garden also enjoys two terraces, a raised pond and well-stocked flower beds.

LOCATION

Strensham is one of Worcestershire's most sought-after villages and is situated within easy reach of the M5 motorway, which links to both the north and south. The village boasts an active village hall committee, with many varied activities taking place, and is within easy reach of the surrounding towns of Upton-upon-Severn, Tewkesbury and Pershore.

Upton-upon-Severn, located approximately 3 miles away, is a historic town situated on the banks of the River Severn. Here can be found a varied range of shops for everyday needs, a post office, medical centre, library, various churches, primary school and senior school (ages 11 to 18) at Hanley Castle. There is also a marina and numerous clubs and societies for all ages, and the town enjoys many annual music festivals, such as jazz, folk and blues.

It is an active town, yet it retains its charm and character. The surrounding countryside offers delightful walks, in particular the Malvern Hills, and many interesting and historic villages and towns. Slightly further afield are the

Cotswolds, with their own appeal. There are rugby, football and cricket teams in Upton; golf courses at Malvern, Tewkesbury and Worcester plus further sporting facilities are available in these towns as well as Pershore.

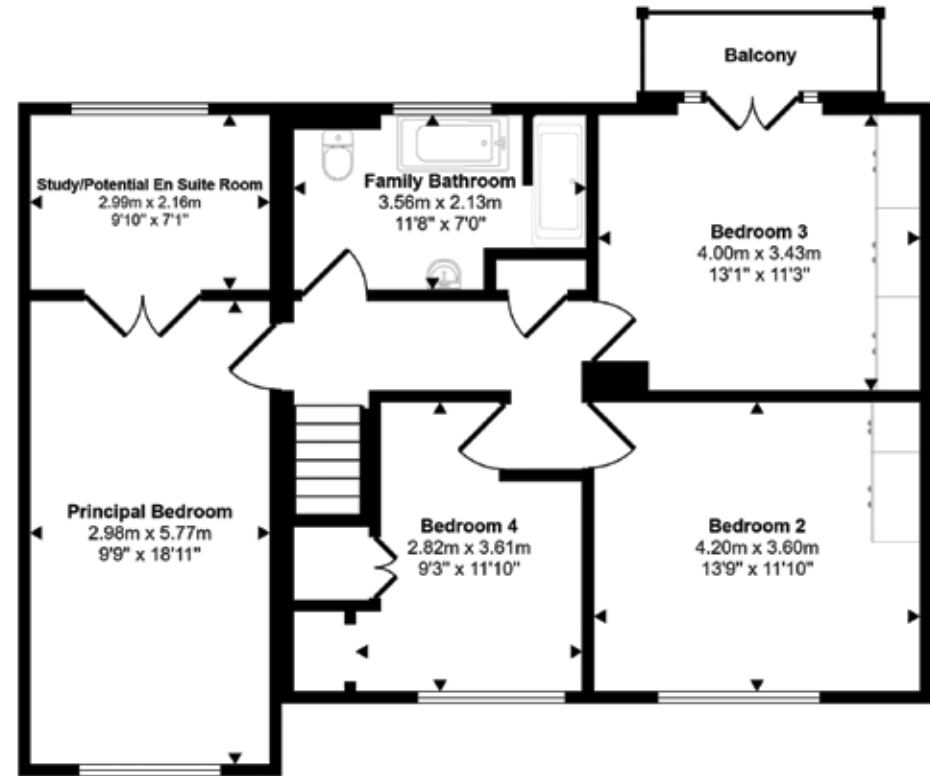
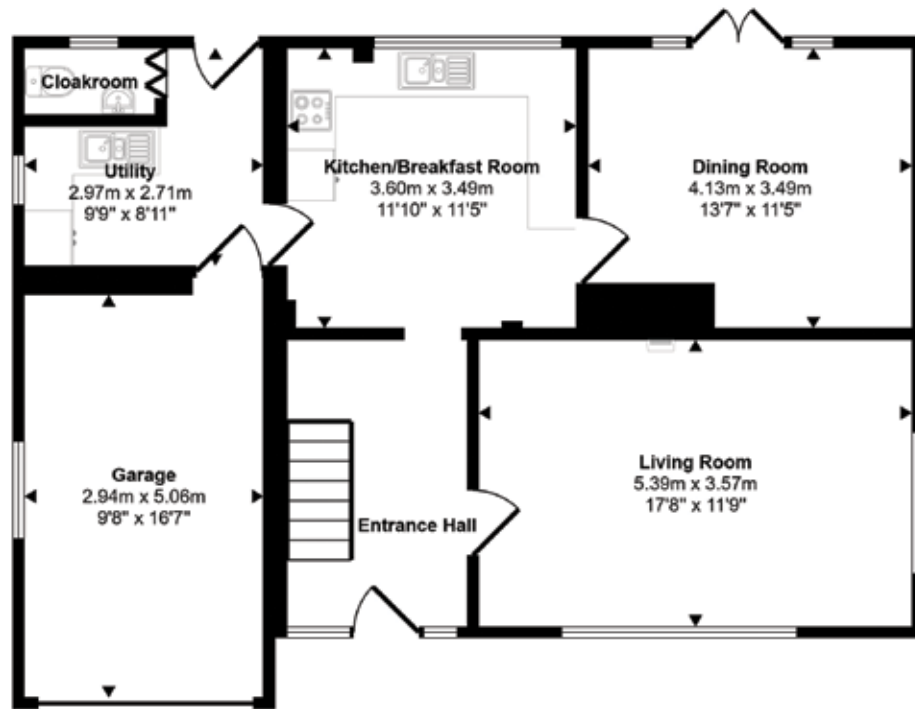
- A wonderful, four-bedroom detached family home, located in this sought after village
- Having been extended, the home enjoys a wealth of accommodation across the two floors
- The property backs onto open fields, so ensuring a wonderful outlook
- Driveway parking to the front, leading to attached single garage
- Stunning, mature rear garden, enjoying lawns, paved terrace, pond and a wealth of colour
- Spacious entrance hall, two reception rooms, these being the living room and dining room
- Further rooms to the ground floor include kitchen/breakfast room, utility and cloakroom
- To the upper floor are four bedrooms, three double rooms and one single bedroom
- Principal bedroom has the ability to add an en suite into the room, marked as the study
- A property that comes with a high recommendation to view

DIRECTIONS

To locate the property, please enter the following postcode into your sat nav system: WR8 9LJ.



Approx Gross Internal Area
165 sq m / 1779 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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