

MAPLE WOOD

Brook View, Cropthorne, Worcestershire.

Maple Wood is a luxurious architecturally designed single-story home benefiting from beautiful open plan living spaces, a grand kitchen / dining room enjoying far reaching views of the local countryside and three doubles bedrooms, each with their own contemporary en-suite bathrooms.







These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.

The property features a "C" rated energy efficiency, solid Oak flooring, underfloor heating throughout via an oil-fired Worcester Bosch heating system, double glazing throughout, access to high-speed broadband internet and a secure entry intercom system with electric remote-controlled gates.

- Maple Wood in Cropthorne is a luxurious architecturally designed single-story home.
- Benefiting from beautiful open plan living spaces, a grand kitchen / dining room.
- Enjoying far reaching views of the local countryside.
- Three double bedrooms each with en-suite bathrooms.
- Kitchen, dining & breakfast room having an array of integral appliances.
- The vaulted 20'5 x 18'6 reception space.
- Glass enclosed open fireplaces.
- Grounds of Maple Wood surround the property, with a double garage.







The accommodation comprises of an entrance hall, coat & boot room, cloakroom, a spacious open-plan 26'10 x 16'5 kitchen, dining & breakfast room having a kitchen island, integral appliances including a NEFF electric oven, warming tray, microwave, range induction hob, dishwasher & wine fridge, a larder cupboard and bin draw, and array of fitted base and wall mounted units with granite work surfaces, and French doors to a patio seating area enjoying far reaching countryside views.

The vaulted 20'5 x 18'6 reception space is divided by the kitchen / dining area with a glass enclosed open fireplace and bathed in light by the roof windows and tri-fold doors that lead to an enclosed seating area.

The dual-aspect 16'4 x 12'9 snug enjoys an additional glass enclosed open fireplace and full-length window.

The contemporary master bedroom has bifold doors to a seating area, a dressing area with twin built-in wardrobes, and access to a spacious en-suite bathroom with a walk-in shower & bath. The further two double bedrooms also benefit from contemporary ensuite bathrooms.







The grounds of Maple Wood surround the property with four separate seating & entertainment spaces, one of which has the predisposition for a garden office with power and an internet connection. The well-maintained garden has an array of trees and mature shrubs.

The double garage has an electric remotely controlled roller door and power & lighting. A useful storeroom is attached to the side of the garage with internal access, and independent access to the front.

Cropthorne is a desirable village situated between Evesham and Pershore. The village has a vibrant community with a central green, Church, village hall, The Bell Inn public house and, with the River Avon nearby, the area is well known for its boating, fishing and walking.







• Tenure: FREEHOLD

• EPC Rating: C

• Local District Council: Wychavon

• Council Tax band: F

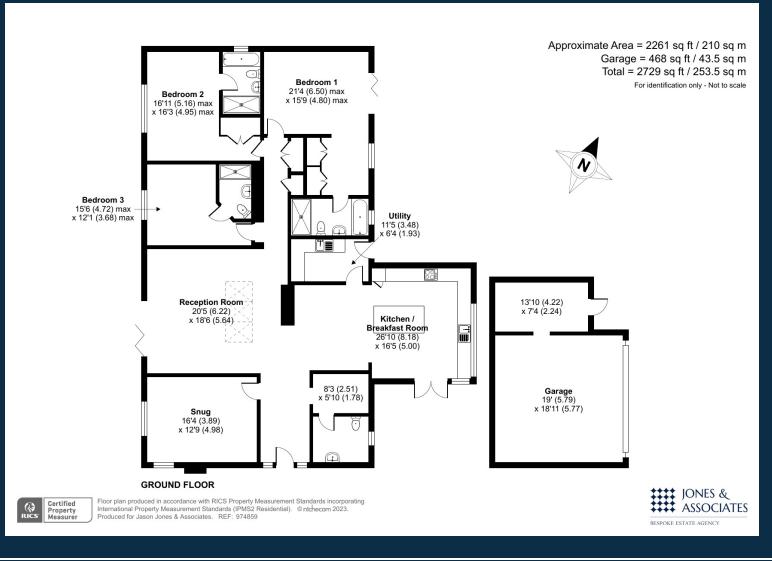
Jones & Associates are the highest rated estate agent in Pershore & the surrounding villages for customer service, by Google customer reviews, and we have been involved in bespoke estate agency within the area for over 20 years whilst retaining an extensive network of independent estate agents throughout the London region and U.K., which means you receive a highly dedicated personal service backed up by extremely effective marketing and a vast proactive buyer network.













01386 291010

The Barn, 36 High Street, Pershore, WR10 IDP

JJAA.CO.UK

Important Notice. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Jones & Associates (Registered as Aston Stone Consulting Limited) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Jones & Associates nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photos & Floorplan: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

