



Pickernells
Bank Road | Little Witley | Worcestershire | WR6 6LR

FINE & COUNTRY

PICKERNELLS

Pickernells is a substantial family home which is being marketed for the first time having been in the same family since it was built. Sitting in a large plot of circa one acre this six-bedroom property has extensive gardens, a range of outbuildings and greenhouses and a large private driveway. With some modernisation Pickernells could be transformed into a stunning residence.



Ground Floor

The property is approached through a wooden front door and into the large hallway which includes a cloaks area and a guest WC with a vanity unit. Sliding doors lead into the spacious lounge which has a large brick fireplace and lovely views of the surrounding gardens.

Further reception rooms include a dining room (which is currently being used as a snug) with a gas fire, a study and a large conservatory with patio doors leading to the gardens. The property has a farmhouse kitchen with a range of wooden units and an Aga, as well as an electric oven. There is space for a large table in the kitchen and a door leads to a large pantry for further storage. The property benefits from a utility/boot room which is of a good size and includes a sink and space for a washing machine and tumble dryer with a wooden ceiling drying rack. There is a rear door which leads out into the gardens.













First Floor

There are two sets of stairs in the property - the main staircase leads to the first floor and onto the large landing area where a useful airing cupboard can be found. All of the bedrooms are of substantial sizes.

The main bedroom has views of the gardens and a built-in wardrobe, as does bedrooms four and five. Bedrooms two and three have views of the front gardens and driveway. Bedroom six is currently used as an office and is located at the top of the second set of stairs where there is a WC with a sink next to it. There is a family bathroom which includes a bath with shower over, WC and pedestal sink and a shower room with shower cubicle and vanity unit.









Outside

Pickernells is approached via a long driveway with parking for numerous vehicles.

The property is surrounded by extensive gardens which provide a variety of shrubs, mature trees and flower borders. There are a range of greenhouses and sheds which provide potential for growing your own fruit and vegetables and also for storage. There is an outdoor swimming pool, a garden pond and the whole site is circa one acre.











LOCATION

Pickernells is nestled in the picturesque Worcestershire countryside, Little Witley, a charming rural village offering a perfect blend of tranquility and accessibility. Surrounded by rolling fields and woodland, it provides an idyllic setting for those seeking a peaceful retreat while remaining well-connected to nearby towns and cities.

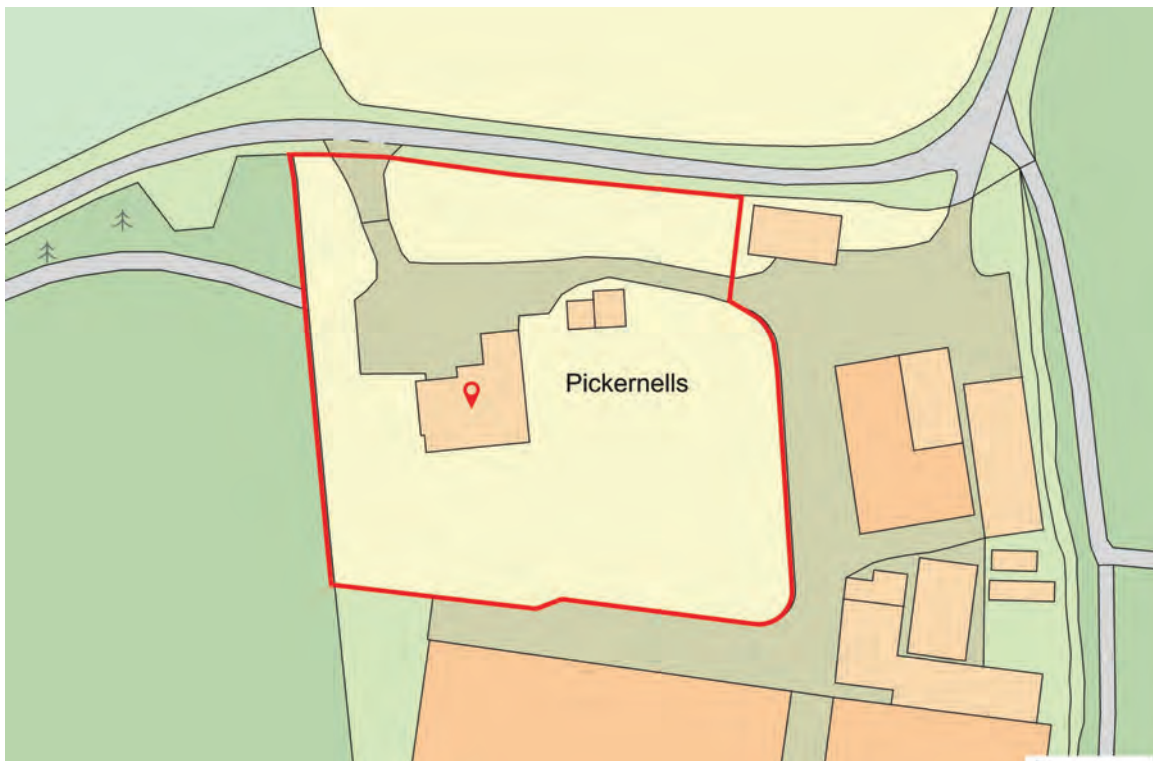
The county town and cathedral city of Worcester, lying on the banks of the River Severn, is some 10 miles south-east, providing for high street and boutique shopping, and characterised by one of England's great cathedrals, its racecourse, county cricket ground and university.

The M5 motorway (accessed via J5 of the M5 at Wychbold or J6 at north Worcester) provides for ready access to Birmingham (30 miles) and the surrounding industrial and commercial areas, as well as Birmingham International Airport (36 miles) and the M40. London (132 miles) is best accessed by the M40, via the M5/ M42. The M5 south also provides for commuting to Cheltenham and its racecourse (35 miles), Gloucester and Bristol (73 miles). Worcestershire Parkway Railway Station, situated to the east of Worcester, off J7 of the M5, is intended to increase the capacity to London as well as reduced journey times. This has a significant impact on Worcestershire's accessibility to the capital and other regional centres.

If education is a priority, then Worcestershire is blessed with an enviable mix of schooling at all levels, including a variety of independent establishments, allowing parents to select the right environment for their children's needs. These include Bromsgrove School, Malvern College and both The Kings Schools and Royal Grammar School closer by at Worcester. In the maintained sector the Chantry Secondary School at Martley, one of the very best in Worcestershire, which is also only 6 miles away.

For days out and recreation, Pickernells is well placed for ready access to the north Cotswolds and Broadway (31 miles), as well as Stratford-upon-Avon (30 miles), Great Malvern (17 miles) and the Malvern Hills, Hereford (29 miles) and Ludlow (24 miles). The west coast of Wales, at Aberdovey, is 96 miles.





Utilities, Services and Property Information

Utilities: Mains electricity and water. LPG gas central heating. Private drainage via a septic tank.

Services: Superfast broadband and 4G mobile coverage available in the area – please check with your local provider.

Parking: Driveway parking for 4 vehicles.

Construction: Standard.

Tenure

Freehold

Local Authority

Malvern Hills

Council Tax Band E

Viewing Arrangements

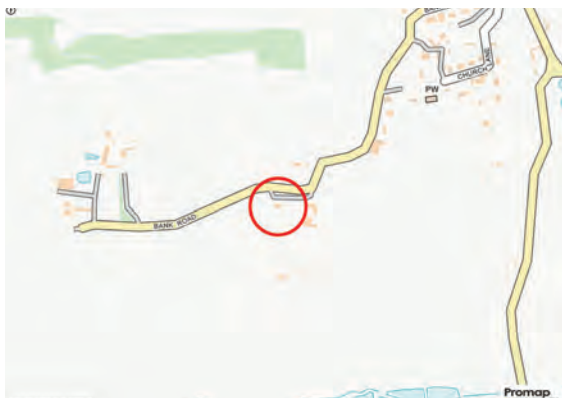
Strictly via the vendors sole agents Fine & Country on 01905 678111. Contact Bert Rogers on 07734 955460.

Website

For more information visit www.fineandcountry.com

Opening Hours

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 1.00 pm



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E	44 E	
21-38	F		
1-20	G		

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Printed 28.02.2025







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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

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