



Rock Cottage Little Witley

Worcester | WR6 6LE



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A delightful four-bedroom detached cottage, believed to date back in parts to 1708, circa 0.33 acres, located in the desirable hamlet of Little Witley.

Location:

This delightful cottage is located within one of the most desirable and picturesque hamlets nestled in the Worcestershire countryside; Little Witley. It is a hive of country activities with an array of public footpaths and bridlepaths affording spectacular countryside views, yet terrific access to road and rail links, ideal for commuters. Surrounding villages of Great Witley and Ombersley provide amenities including farmshops and butchers, doctor's surgery, Post Office, public houses and village hall. Approximately 9 miles away is the historic Cathedral City of Worcester providing further extensive amenities such as bars, restaurants and eateries, cultural and sporting venues.

Worcester (9 miles), Birmingham (29 miles), Cheltenham (35 miles). All miles approximate.

Education:

There is a superb variety of schooling in the area with Great Witley CofE Primary School holding a "Good" Ofsted rating. Rock Cottage is also within catchment for the highly regarded The Chantry School boasting an "Outstanding" Ofsted Rating. Exceptional private schools can be found in the city of Worcester such as The King's School and RGS, with superb bus routes passing through Little Witley.

Accommodation Comprising Of:

Enclosed porch, sitting room, cloakroom, snug, dining area, kitchen, conservatory, four bedrooms, main bathroom and shower room.





Ground Floor Accommodation:

An enclosed porch welcomes you into this wonderful period property, which leads through to the carpeted sitting room with dual aspect, ceiling beams and a lovely fireplace home to a log burner. The sitting room leads you through to a well-proportioned hallway with doors leading to a cloakroom and the snug. The snug is a wonderful room to relax in or entertain, with characterful ceiling beams, a fabulous sandstone feature wall and an open fireplace. There are steps up to a superb dining area adjacent to the kitchen with quarry tile flooring and a characterful bread oven feature. Wall and base units offer terrific storage, and space for a free-standing dishwasher. There is an electric oven with an over counter hob. Quarry tile flooring follows through to the bright and airy conservatory with wonderful countryside views. There are base units with space for a washing machine and tumble dryer, as well as space for a free-standing fridge/freezer.



First Floor Accommodation:

The split-level and well-proportioned landing has doors leading to all four bedrooms, bathroom and shower room. Bedroom one is a superb space with dual aspect allowing an abundance of light, and characterful ceiling and wall beams. Bedroom three is a terrific sized double with single aspect and built-in wardrobes. Bedroom four is a superb sized single with ceiling beams. The main bathroom with characterful ceiling beams, comprises of a bath, toilet and basin. There are steps to the upper landing with doors serving bedroom two and the bathroom. Bedroom two is a fantastic sized double with single aspect. Completing the first floor is the shower room comprising of a shower, toilet and basin.

Outside:

With gardens and grounds extending to circa 0.33 acres, Rock Cottage boasts a superb sized plot consisting of patio and substantial lawned areas and fruit trees including plum, pear and apple. There is a gated entrance with a generous tarmac driveway with parking for up to approximately 4 cars. The drive leads round to the left where there is further space for parking and brick-built sheds offering tremendous storage while the outbuildings include a garage with double doors.





Services:

Mains water and electricity. LPG heating. Private drainage.

Tenure:

We are advised the property is Freehold

Local Authority:

Malvern Hills

Council Tax Band:

F

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Administration Deposit:

RJ Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full and retained by RJ Country Homes to cover administration and re-marketing costs of the property.

RJ Country Homes has not tested any equipment, apparatus or integral appliances, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. We advise Buyers to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Please note that RJ Country Homes has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.





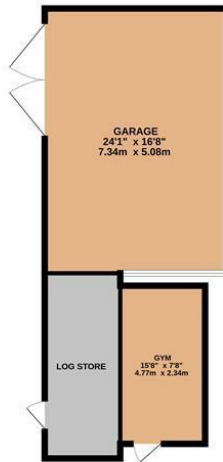


GROUND FLOOR
1507 sq. ft. (140.0 sq. m.) approx.

TOTAL FLOOR AREA: 2259 sq. ft. (209.9 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
753 sq. ft. (69.9 sq. m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		30	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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