



Post Cottage

Hallow | WR2 6PE



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Situated overlooking the village green, this beautiful five bedroom double fronted period residence offers an abundance of space and character throughout.

Location & Education:

Hallow is situated a few miles from the cathedral City of Worcester, with easy access to the motorway networks, the picturesque Cotswolds and the stunning countryside of Worcestershire. The delightful village of Hallow offers a church, primary school, village hall and playing field, village shops, post office, tennis club and a popular village pub.

This delightful period property is conveniently situated on the outskirts of Worcester City which offers a tremendous range of amenities including retail shops, extensive variety of bars, restaurants and cafés, as well as cultural and sporting venues.

Worcester (2 miles), Cheltenham (27 miles), Birmingham (32 miles). (All miles are approximate).

There are excellent local schools in the catchment including the highly regarded Hallow Primary School and Chantry High School in Martley, and a choice of highly regarded independent schools including Kings School Worcester and RGS Worcester.

Ground floor accommodation:

The inviting entrance hallway has a door leading to the breakfast kitchen and double glazed doors leading to a sitting room alongside double glazed doors leading to a formal dining room; ideal for entertaining.





A study is also located off the kitchen.

The kitchen is the heart of this delightful period property. This room is accessed from the hallway and the sitting room so there is a terrific sense of flow to the ground floor. Having been refurbished a few years ago it offers ample storage with wall and base units and finished with corian work surfaces. Featuring a gas fired Rayburn stove and central island with conventional oven and induction hob for convenience. There is space for an American fridge freezer and a dishwasher. A dining area offers space for a table and chairs with French doors providing access onto the courtyard.

The dining room and sitting room both have lovely bay windows overlooking the green at the front. The dining room features an open fireplace.

First floor accommodation:

The landing is a good size with low level window overlooking the courtyard. There are three double bedrooms, a family bathroom and a separate shower room which serves one of the bedrooms.

Second floor accommodation:

There are two staircases rising to the second floor, which access bedrooms four and five, plus a Jack & Jill shower room.

Outside:

The rear courtyard with patio is perfect for alfresco dining. There is a path that leads to a 'secret garden' which includes lawns, mature trees and planting. There are also some useful outbuildings found within the grounds.





Agents note: The neighbours have a right of way to their garden through the side garden gate.

Services: Mains electricity, gas, water and drainage.

Council tax band: F

EPC: D

Important Note to Purchasers: Please refer to our Terms & Conditions of Business: <https://rjcountryhomes.co.uk/terms-and-conditions/>

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 of 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.

Please note that viewings are strictly by appointment only on 01905 691043.





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Approx. Gross Internal Floor Area
Main House = 2198 sq. ft / 204.18 sq. m
Outbuildings = 262 sq. ft / 24.32 sq. m
Total = 2460 sq. ft / 228.50 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property

| 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 | | |
| (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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