



# Hatfield Cottage

Ockeridge | WR6 6YR





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A beautiful four bedroom country cottage that has been fully renovated throughout to a superb standard, that seamlessly blends the old with the new.

Situated down a quiet country lane, in a peaceful setting, surrounded by open countryside views and yet only 1 mile away from the village of Holt Heath. The village offers a post office, licenced village store, millennium playing field, two farm shops and the Holt Fleet pub which sits alongside the river. The Cathedral City of Worcester is approximately 9 miles away and offers a great range of shopping, leisure and recreational facilities.

The cottage is within catchment for the renowned Chantry High School and the popular Great Witley CE Primary School. In the independant sector there is Kings Worcester and RGS Worcester, all with local bus services.

## Accommodation:

Entrance hallway, sitting room, kitchen, dining area, study, laundry room, principal bedroom with en-suite, bedroom two, bathroom, two additional bedrooms. Double garage with room over, stable block.

The welcoming light and spacious hallway has steps leading to the left hand side up to the spectacular sitting room, with pretty log burning stove and offering breath taking views onto the garden. French doors lead to a terraced seating area where you can really take in the outlook.









The hallway leads into a bespoke contemporary kitchen, breakfast and dining area. Featuring base and wall units, quartz work surfaces, built in oven, grill and induction hob and benefitting from beautiful ambient lighting. The inglenook in the dining area beautifully blends the old with the new streamlined built in furniture and cabinets. There is a door leading to a snug/study. A laundry is also located off the kitchen with access to outside.

The principle bedroom is located off an inner hallway from the kitchen; a superb and most spacious room with french doors leading to a terraced area offering a wonderful countryside view. There is a beautifully appointed contemporary en-suite shower room, finished with Porcelenosa tiling. Bedroom two is another great sized double room with a modern bathroom in close proximity. Bedroom three and four are located on the first floor.

#### Outside

The garden and grounds have been beautifully and tastefully landscaped to offer a variety of seating areas to take in the glorious countryside views. Circa 0.6 acres with stables located at the end of the garden with separate access onto the lane. This offers potential scope, subject to planning permission.

To the front of the property is a gravelled parking area and double garage with electric garage doors, electric charging point, finished with room over, currently utilised as an office.

#### Services:

Mains water, electricity, oil fired heating and private sewage via a klargester

#### Local Authority:

Malvern Hills District Council.









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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.

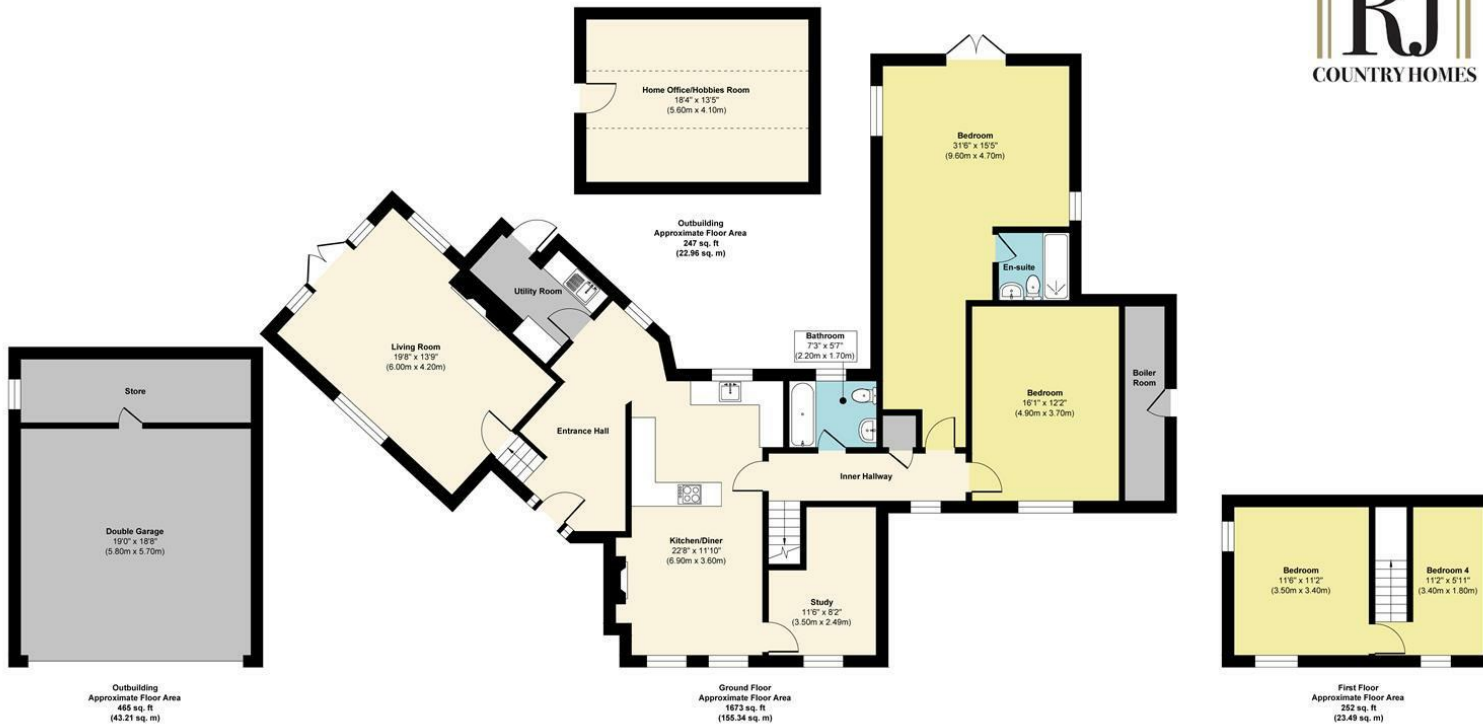
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**Approx. Gross Internal Floor Area 2637 sq. ft / 245.00 sq. m (Including Outbuildings)**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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.

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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