



Heathfield Cottage Hurst Lane

Worcester | WR3 8RR



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A wonderful contemporary 3 - bedroom detached country cottage located in the sought after village of Fernhill Heath. Beautifully renovated throughout offering modern day living with rustic charm.

Location & Education:

Situated in an ideal position only three miles from the centre of Worcester and a similar distance to Droitwich Spa, within the sought after village of Fernhill Heath and enjoying far reaching views of the countryside to the rear of the cottage. The village benefits from having two public houses, The Bull Inn and the White Hart, additional amenities include a sub post office, three local shops, parish church, village hall and community centre. The Cathedral City of Worcester offers a great range of shopping, leisure and recreational facilities.

Droitwich (3 miles), Worcester (3 miles), Birmingham (29 miles), Cheltenham (28 miles), The M5 motorway is just 2.2 miles away. There are train services at Droitwich and Worcester directly into Birmingham and London. All miles are approximate.

Hindlip C of E School and The River School which offers education from nursery to sixth form, is located within Fernhill Heath catchment area. Droitwich Spa High School and Sixth Form Centre are less than three miles away. Independent schooling can be found locally with Kings Hawford and Kings School Worcester, alongside Royal Grammar School Worcester both again providing education from nursery to sixth form.





Accommodation:

The front entrance from the private drive leads you into a hallway, cloakroom, kitchen, dining room, snug, sitting room, downstairs bedroom and en-suite. On the first floor there are two additional double bedrooms with en-suites.

You enter this contemporary cottage at the front of the property, which opens into a most welcoming hallway which features tiled flooring, doors lead to the kitchen and cloakroom. The kitchen is a beautiful light space with a newly fitted kitchen with a good selection of wall and base units offering ample storage solutions and is equipped with a sleek Cookmaster oven complete with a 7-ring burner hob, integrated dishwasher, washer/drier and fridge freezer. A most delightful view of the open countryside can be seen from the kitchen. Doors lead to both the garage and the dining room.

The dining room is a bright entertaining space with dual aspect windows and fabulous views overlooking the countryside. This room benefits from a built in sideboard offering further storage. You are led directly into the snug which has a feature brick fireplace with wooden mantel over and slate tiled hearth. The tiled flooring blends beautifully with this and a cosiness exudes from one side of the double fronted log burner. A door separates the snug from the sitting and would also be ideal as a study.

The spacious sitting room exudes light from its two bay windows and French doors leading to the rear patio. The focal point of this room is the wonderful brick fireplace and log burner within. Completing the ground floor is a double bedroom, with space saving sliding door leading into the en-suite, complete with shower cubicle, WC and wash hand basin.

The spacious main bedroom features a fitted wardrobe and useful dressing table and also provides front and rear views of the property, The generous en-suite has a roll-top bath, WC, wash hand basin with vanity unit and shower cubicle.

Attractive oak ballustrade leads up to the first floor. The spacious main bedroom features a fitted wardrobe and useful dressing table and also provides front and rear views of the property, The generous en-suite has a roll-top bath, WC, wash hand basin with vanity unit and shower cubicle.





The beautiful feature tiling completes this space perfectly. The additional double bedroom on this floor is accessed up a step through it's spacious attached en-suite providing a shower cubicle, WC, hand wash basin enclosed in a vanity unit.

Outside:

The property is situated behind a five-bar gate which leads onto the gravelled driveway, which has space for multiple vehicles. The property also benefits from an integral garage. There is a side gate which leads to the rear patio and a most useful log store is located as well as several spaces for entertaining where you can enjoy the beautiful aspect to open countryside beyond the picket fence. A gate allows access for walking across the meadow.

Services: Mains gas, electricity, water and drainage.

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.

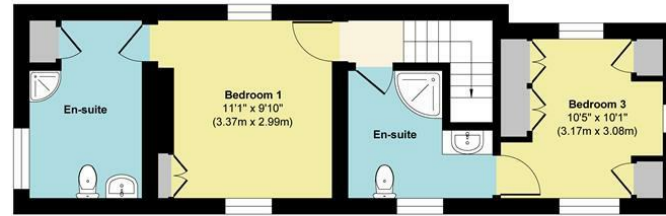
RJ Country Homes has not tested any equipment, apparatus or integral appliances, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. We advise Buyers to obtain verification from their Solicitor or Surveyor. References to the Tenure 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.



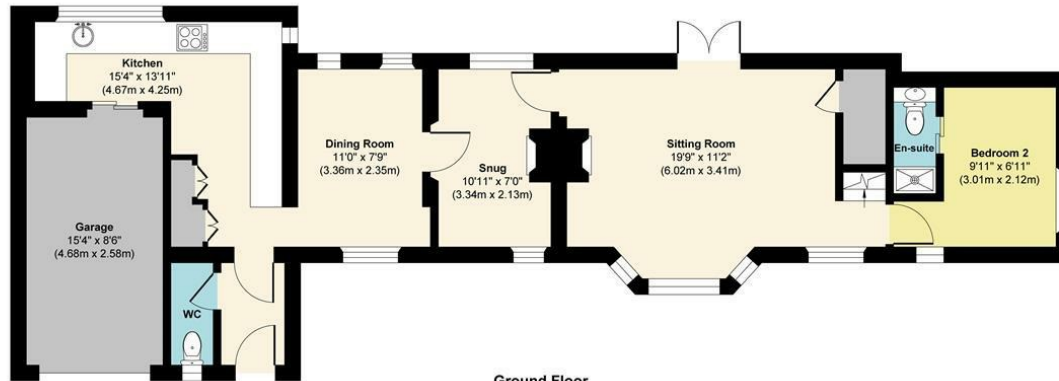


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First Floor
Approximate Floor Area
420 sq. ft
(39.00 sq. m)



Ground Floor
Approximate Floor Area
868 sq. ft
(80.00 sq. m)

Approx. Gross Internal Floor Area 1288 sq. ft / 119.00 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	
45	71
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.