



# Wagon Wheel

Grimley | WR2 6LU





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Dating back to the 15th century and formally The Wagon Wheel public house & restaurant, this newly refurbished five bedroom home now offers superb living and has been finished to a high standard throughout. Circa 0.5 acres and offering 3334 sqft of versatile accommodation to include four reception rooms, five bedrooms, three with en-suite facilities. There is also the opportunity to acquire a building plot with planning permission for a two/three bedroom dormer bungalow, subject to further negotiation.

## Location & Education:

The charming village of Grimley is nestled in the Worcestershire countryside, yet within a 15 minute drive into Worcester City centre. It offers the community the historic St. Bartholomew Church, 17th century Camp House Inn and the renowned Grimley and Holt Primary School. There is a bus service from the village to the highly regarded Chantry school. In the independent sector there is Kings Worcester and RGS Worcester, both with bus services from the nearby village of Holt Heath.

Hallow, Holt Heath and Ombersley are all conveniently positioned nearby so local amenities are close at hand. The M5 at Junctions 5 & 6 are within easy reach so ideal for commuter access.

## Accommodation:

Porch, entrance hallway, sitting room, snug, dining room, family room, kitchen, laundry, boot room, cloakroom, principle bedroom with dressing area and en-suite, four additional bedrooms with two further en-suites and a family bathroom.









#### Ground floor accommodation:

A covered porch leads into a welcoming and spacious hallway with wood effect flooring and oak doors leading to the snug/office, cloakroom, boot room, sitting room and dining room which in turn leads to the kitchen.

The four reception rooms offer versatile accommodation. The kitchen with ceiling beam, features a breakfast bar area, a plethora of wall and base storage cupboard, built in oven, microwave and induction hob, finished with a wood work surface. This leads into the laundry with additional storage facilities and space for a washing machine and tumble dryer.



#### First floor accommodation:

There are two staircases, both accessed from the hallway. The stairs to the west wing lead to a landing serving the principle bedroom and bedroom two. The superb principal bedroom has a dressing area and spacious en-suite which offers both a corner shower and roll top bath. The second bedroom also benefits from an en-suite shower room. The stairs accessing the east wing serve bedroom three, four and five aswell as the family bathroom. Bedroom three benefits from en-suite facilities to include a shower and bath.

#### Outside:

A newly landscaped garden consists of gravel and lawn. There is a brick outbuilding, ideal for storage. Parking is available to the front with further gravel and the former car park benefits from having been top soiled and could be utilised for a multitude of purposes.

#### Agents note:

Building plot with planning permission for a two/three bedroom dormer bungalow which is available by separate negotiation.

#### Tenure:

We understand this property to be freehold.







Council:  
Malvern Hills District Council.

Council tax band G.

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.

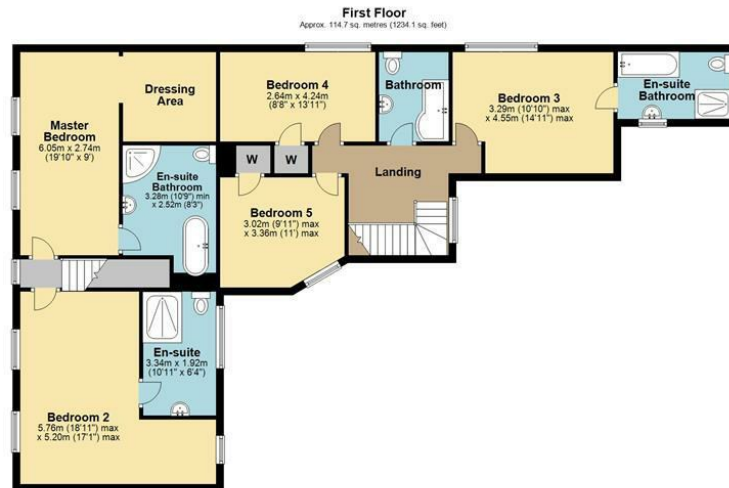
RJ Country Homes has not tested any equipment, apparatus or integral appliances, equipment, fixtures and fittings of services and so cannot verify that they are in working order of fit for the purpose. We advise Buyers to obtain verification from their Solicitor or Surveyor. References to the Tenure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









Total area: approx. 309.8 sq. metres (3334.6 sq. feet)



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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