



# Courtlands

Little Witley | WR6 6LQ



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Offering contemporary open plan accommodation and having been renovated to a superb specification throughout, this three bedroom single storey residence offers the epitome of country living.

## Location & education:

Set in the small hamlet of Sankyns Green, midway between Shrawley and Little Witley. The neighbouring village of Great Witley is within a short drive with its primary school, doctor's surgery and local shop. Martley is also within easy reach to the highly regarded Chantry High School. The cathedral city of Worcester offers extensive shopping, leisure and recreational activities.

The M5 motorway allows for great comuter road access and with rail services, Worcestershire Parkway provides a regular direct train service to London Paddington.

## Accommodation:

Entrance hallway, breakfast kitchen/dining/sitting room, study, 3 bedrooms, Jack and Jill en-suite and a bathroom.

This beautiful home, originally dates back to the 1600's and now having been sympathetically and most tastefully renovated and refurbished, offers contemporary accomodation that is ready to move in and enjoy.





An oak door leads you into this light and spacious entrance hallway, finished with porcelain tiled flooring and leading into the open plan breakfast kitchen/dining/sitting room. The property benefits from underfloor heating throughout.

The breakfast kitchen from Elgar kitchens offers a plethora of wall and base units, finished with quartz work surfaces. Integral NEFF appliances include an oven with a microwave/oven over, fridge and freezer and induction hob with extractor over. There is also an integrated dishwasher and a Hotpoint washing machine. There are two sets of french doors leading directly to outside, making this the ideal room for socialising with family and friends. This open plan space benefits from space for a table and chairs and sitting room area to relax and enjoy the garden.

The separate study benefits from a feature fireplace with space for a stove.

There are three double bedrooms, two bedrooms share a luxury Jack & Jill shower room with rainwater shower and concealed LED lighting. The beautifully appointed bathroom benefits from a vanity unit with inset wash hand basin and another rainwater shower.

Outside:

Benefitting from a southerly aspect, it offers wonderful views towards the Malvern Hills. The garden consists of well established shrubs and trees, a porcelain patio; ideal for dining al fresco, outside lighting and a flat lawned area. There is ample parking to the property.

Services:

Underfloor heating via an Oil fired boiler. Main s water and





electricity. Sewage via a Klargester.

Malvern Hills District Council.

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 or 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.







Floor Plan

**Approx. Gross Internal Floor Area 1216 sq. ft / 112.99 sq. m**  
 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) <b>A</b>			<b>94</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</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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