



Philomel Cottage

Sytchampton | DY13 9TA



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****NEW PRICE**** Philomel Cottage is a delightful, quintessential Grade II Listed two-bedroom detached cottage, boasting charm and character throughout located in the quiet, picturesque hamlet of Sytchampton.

Location:

Sytchampton is a delightfully quiet hamlet, benefitting from the surrounding picturesque countryside boasting a variety of public footpaths and bridleways. Just a stone's throw from this delightful cottage is the "black and white" semi-rural village of Ombersley, which plays host to a range of local amenities including a dental practice, doctor's surgery, primary school and parish church. Ombersley is highly regarded for its eateries and public houses such as The Crown and Sandys which takes its name from the historic, aristocratic Sandys family. The village also boasts fine dining at The Venture In and fresh local produce from Checketts Fine Foods.

Further amenities can be found in the Cathedral City of Worcester such as Worcester Royal Hospital, three train stations and Sixways Stadium which serves as a popular sport and entertainment venue

Ombersley (2.4 miles), Droitwich (6 miles), Worcester (8 miles), Birmingham (25 miles), Cheltenham (34 miles). All miles are approximate.

Education:

Sytchampton Endowed Primary School is less than half a mile away and has been rated "Outstanding" by Ofsted.





Droitwich Spa High School and Sixth Form Centre is just over three miles away and has been rated “Good” by Ofsted. In the independent sector, the Royal Grammar School and The King’s School Worcester both offer superb schooling from Kindergarten through to Sixth Form and are both within eight miles of Philomel Cottage.

Accommodation Comprising Of:

Kitchen, dining hall, sitting room, reception room, main bathroom and two bedrooms.

Ground Floor Accommodation:

An enclosed porch leads into the delightful sitting room with characterful wall and ceiling beams dual aspect and a lovely fireplace home to a log burner. The additional reception room can also be utilised as a study, with single aspect, an open fireplace and ceiling and wall beams. Following through to the bright and airy dining hall with three Velux windows as well as ceiling and wall beams. The dining hall allows access into the full Italian tile main bathroom comprising of corner shower, toilet and basin. Completing the ground floor is the kitchen offering wall and base units finished with granite work surfaces. There is an incorporated electric hob, built-in eye-level oven and microwave, there is room for a free-standing fridge/freezer and a superb cupboard is home to the washing machine and tumble.

First Floor Accommodation:

The wonderful master bedroom offers ceiling and wall beams and fitted wardrobes. Bedroom two is a terrific sized double with ceiling and walls beams with single aspect.





Outside:

Philomel Cottage boasts a terrific lawned front garden with a gated patio area, ideal for enjoying the outdoors all year round. Detached from the house is a single garage, perfect for storage.

Services: Mains water and electric. LPG heating and shared drainage system.

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.





Philomel Cottage, Sytchampton

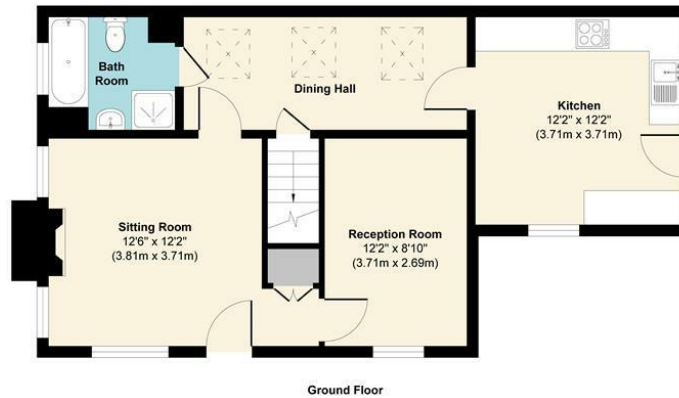
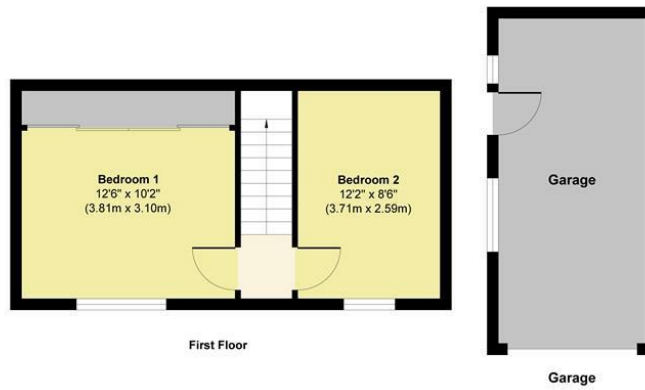


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