



Worcester | WR6 6TD



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This substantial property, located in the highly sought-after village of Shrawley, offers over 3,800 square feet of living space and presents an exciting opportunity for modernisation. With potential for further extension, subject to planning permission, this is a unique chance to create a bespoke home in an enviable location.

Location:

Situated in heart of the desirable village of Shrawley, providing the best of both worlds with glorious countryside views and great access to the nearby motorway networks. There are local rail links to Birmingham, Worcester and a direct train service into London Marylebone close by.

The village is famous for its 'Bluebell' Walk through Shrawley Woods. Its local amenities include a public house, church and village hall whilst more comprehensive amenities in the nearby towns of Stourport-on-Severn and Bewdley and the cathedral city of Worcester are just a short distance away.

Worcester (8 miles), Cheltenham (34 miles), Birmingham (38 miles). All miles are approximate.

Education:

There is a terrific range of education available in the local area, in both the public and private sectors, including Grimley and Holt Primary School, Great Witley Church of England Primary School and the highly regarded Chantry High School.

In the independent sector there is the Royal Worcester Grammar School, Kings School Worcester, Malvern College and Bromsgrove School.

Accommodation Comprising Of:





Entrance hallway, Breakfast kitchen, Laundry, Sitting Room, Dining Room, Conservatory, Master Bedroom with en suite, 3 further bedrooms, 2 en suites, WC, Study. Attic space.

Ground Floor Accommodation:

The canopied entrance porch, welcomes you into a most spacious hallway with doors to all the rooms on the ground floor and firstly inviting you into the sitting room. A gas fire with a feature stone surround and hearth, provides a focal point in this room. The large bay window provides depth and plenty of light with a further side window. Double french doors lead to the dining room and double sliding doors provide access to the hardwood conservatory a perfect room to enjoy the wonderful views of the surrounding garden beyond. A door leads you through to the kitchen and laundry room. The kitchen/breakfast room offers a range of wall and base units, breakfast bar, eye-level electric oven, electric hob and cooker hood over. The laundry room has space for white goods and a sink. An additional rear entrance makes this a useful boot room too. Stepping once again into the hallway to the right is Bedroom 3 which a good sized double and offers a view to the rear garden. The Master Bedroom offers ample storage with double fitted and single wardrobes and a vanity unit with sink. The en suite has bath, single shower cubicle, toilet, bidet and sink. This bathroom is Jack and Jill style and offers access back into the hallway. Bedroom 2 is a spacious double with en suite incorporating a shower, toilet and sink. The study offers a multi use space and leads into a short hallway providing access to the double integral garage. A further bedroom and en suite is located at the front of the property. A WC completes the ground floor accommodation.

First Floor Accommodation:

The current attic space is partially converted and fully boarded with access via a drop down ladder. Full conversion to bedrooms, dressing room and en suite would be subject to planning.

Outside:





This property is approached over a driveway to the front of the property and has parking for numerous vehicles. The garden is circa 3/4 of an acre and extends from the front and wraps around the side and rear, with a patio area to the rear of the conservatory, providing views to the farmland and countryside beyond.

Services:

LPG, mains electric, water and private drainage.

EPC - E

Malvern Hills District Council Tax Band G

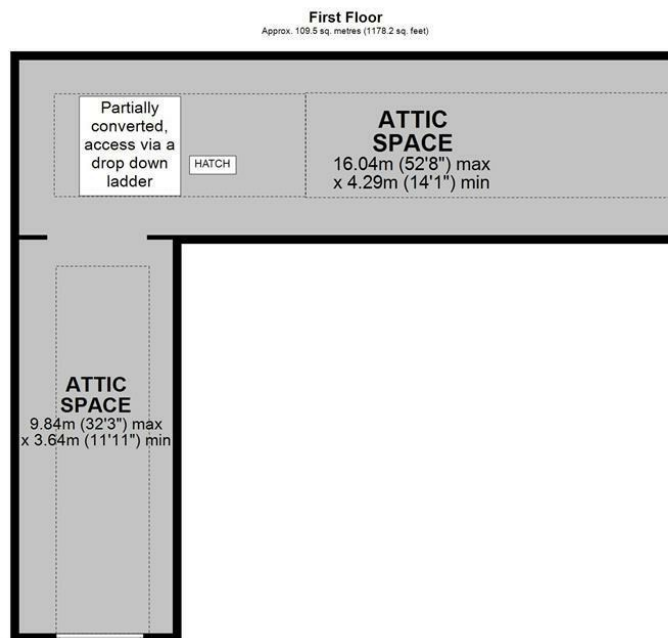
Important Note to Purchasers:

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.

Viewings highly recommended to appreciate what is on offer. Please call RJ Country Homes on 01905 691043 today.

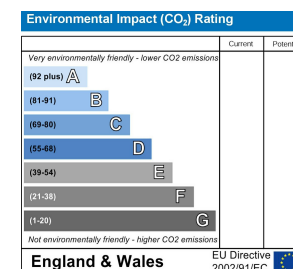
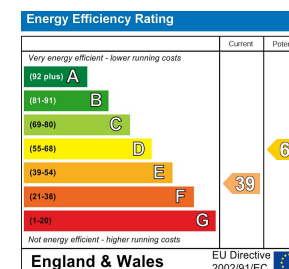






Total area: approx. 354.0 sq. metres (3810.2 sq. feet)

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.



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