



Noutards Green

Worcester | WR6 6TF



Noutards Green

Worcester
WR6 6TF

An impressive four bedroom village home on an elevated position with glorious far reaching views, yet with great access to the nearby commuting networks.

Shrawley village is famous for its 'Bluebell' Walk through Shrawley Woods and its local amenities include a public house, church and village hall whilst more comprehensive amenities in the nearby towns of Stourport and Bewdley and the cathedral city of Worcester. The property lies within the catchment area of the renowned Chantry high school at Martley and is also near to several highly regarded Independent schools.

A 4-bedroom village residence, circa 0.38 acres and offering a total of 2528 sqft of accommodation in the sought-after location of Shrawley. With fantastic commuter links with Worcester (9 miles) Birmingham (30 miles) and by rail there is a direct train service from Kidderminster (9 miles) direct into London Marylebone.

Education:

There is a high quality of schooling close by, in both the public and private sectors, including Grimley and Holt Primary School (outstanding ofsted) 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.

Accommodation:

This is a stylish split-level family home dating back to the 1970's that is tucked away in this popular village location. When entering the property, you get a real feeling of light and space. The hallway has solid oak flooring, with a door leading to a reception room which is ideal for a cinema room or equally a home office. The attractive staircase leads you to the rest of the house; which includes a Sitting/Dining Room with fabulous balcony, Kitchen, Utility, Four double bedrooms with en-suite to the Master Bedroom and family Bathroom.





The Sitting Room is an impressive 36 feet long and is flooded with natural light; due to the wall of glass including sliding doors onto a balcony providing far reaching views. A delightful space to sit outside and enjoy a coffee or glass of wine and a spectacular place to sit and enjoy the beautiful sunsets. A log burner provides a focal point and provides warmth on chillier evenings.

The Breakfast Kitchen is a lovely light, bright, modern room with cream gloss units and granite worktops. Featuring integrated Bosch double oven, 4 ring electric hob with extractor and integrated dishwasher. There is space for an American style fridge freezer.

There is a cloakroom and a utility room with space for a washing machine and tumble dryer. The wall and base units give you plenty of storage. There is a door leading to the garden with lovely terrace area.

The Bedroom accommodation is separate to the living space and consists of four double Bedrooms with a spacious Master Bedroom with En-suite.

The Master Bedroom is dual aspect with its own access to the garden which is lovely in the summer. It features built in triple double wardrobes and a matching dresser. There is a door leading to a lovely modern en-suite which has been fully tiled, with corner shower and modern towel radiator.

Bedroom two and three both have two fitted double wardrobes, while bedroom four is currently being used as a home office with fitted furniture a corner desk with drawers, two double wardrobes and drawers.

The House Bathroom has also been re fitted, a lovely modern room with fitted vanity unit and granite tops.

Outside:

To the front of the property there is a block paved driveway with turning circle and electrically operated up and over double garage.

The mature rear garden is extremely private and peaceful, consisting of lawn and established plants. The plot consists of circa a third of an acre. There is a delightful terrace area which is ideal for dining al fresco on a summer day and flat lawn area perfect for a family to enjoy. You will also find a hidden gate at the top of the garden which provides private access to the woodland behind, and separate access onto a private footpath which will lead you to the village pub.

Services:





Mains water (metered), Mains Electricity, Oil fired central Heating,
Private drainage

Tenure:
Freehold

Council:
Malvern Hills District Council

Council Tax Band F

Viewing by appointment only through RJ Country Homes.

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.





Woodside Heights



Approx. Gross Internal Floor Area 2528 sq. ft / 234.97 sq. m (Including Garage)

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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(39-60) C			
(15-58) D			
(9-54) 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.

RJ Country Homes

Tel: 01905 691 043

contact@rjcountryhomes.co.uk

Cathedral View Top Barn, Holt Heath, Worcestershire, WR6 6NH

