



Well Lane

Worcester | WR6 6LN

RJ
COUNTRY HOMES

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Nestled along a quiet lane in the village of Little Witley, this spacious detached property offers a perfect blend of comfort and space, ideal for family living. With four generously sized bedrooms, this property provides ample room for relaxation and privacy.

Location:

Situated in the desirable viallage of Little Witley, it provides a secluded, countryside feel whilst only being 20 minutes from the city of Worcester. Little Witley offers several public footpaths and bridleways for countryside pursuits and also benefits from the historic St Michael's Church, as well as a busy village hall which greatly enhances the community. The English Heritage's Witley Court is just 4 minutes away, said to be one of English Heritages "Number One Ruin" which itself has stunning gardens designed by William Nesfield.

Worcester (10 miles) Birmingham (30 miles) and by rail there is a direct train service from Kidderminster and Worcester (10 miles) direct into London Marylebone.

Education:

There is a high quality of schooling close by, in both the public and private sectors, including the catchment schools of 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 and Kings School Worcester.

Accommodation Comprising Of:

Entrance Hallway, Kitchen/Diner, Conservatory, Laundry, Sitting room, WC, Office, Master Bedroom with En-Suite Shower Room, three further double Bedrooms and a Family Bathroom. Double Garage.





Ground Floor Accommodation:

A canopied open porch welcomes you into the most spacious hallway with engineered oak flooring and doors leading to the sitting room, cloakroom, office and kitchen/diner. The sitting room with dual aspect windows provides a wonderfully bright room with a large picture window to enjoy the countryside views beyond. A feature fireplace with inset log burner with a wooden mantel over and tiled hearth, provides a focal point in the room on chillier evenings. At the end of the hallway is a cloakroom with wall and floor tiles, a pedestal hand wash basin and toilet. A separate office is most useful but could also be used as playroom or snug. The kitchen/diner has been created by the current owners to provide a large kitchen and sitting room which extends into the conservatory which is currently utilised as a dining room, a perfect room for entertaining guests or enjoying quiet family evenings. The kitchen has a wonderful selection of cashmere coloured wall and base units, with quartz worktops and attractive grey tiled flooring extending into the laundry. Integrated appliances include a Hotpoint double oven, Neff induction hob and cooker hood over, a Beka dishwasher and an Indesit fridge freezer. The kitchen is complimented by a useful laundry which has wall and base units with wooden worktops, space for white goods and a Belfast sink. A bespoke wooden balustraded staircase invites you to the first floor.

First Floor Accommodation:

The bright and spacious landing provides views across the countryside to the front of the property and has doors leading to the four bedrooms and family bathroom. The large master bedroom has quadruple freestanding wardrobes, which will be included in the sale. The recently updated master en-suite has a double open glass fronted shower with rainfall shower head, a pedestal wash hand basin, toilet and heated ladder towel rail, with partial floor to ceiling tiling and waterproof wood effect flooring. There are three further double bedrooms. Bedroom 3 also has double fitted wardrobes. The family bathroom has bath with rainfall shower over, pedestal hand wash basin, toilet and waterproof wood effect flooring. An airing cupboard and linen cupboard, provide further storage on the landing.

Outside:





Approached off Well Lane onto a private drive which has ample parking for multiple cars and provides access to the double garage which has an EV charger. There are solar panels which provide an annual return to the current owner and help with the running costs. Either side of the driveway is laid to lawn with established borders and trees. An attractive wrought iron gate leads to the rear of the property where you will find a large lawned area with established borders and planter beds, mature trees along with fruit trees and ample space for garden furniture to sit out and enjoy the warmer months.

Services: Mains water, electric and drainage, oil fired central heating.

Tenure: Freehold

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.

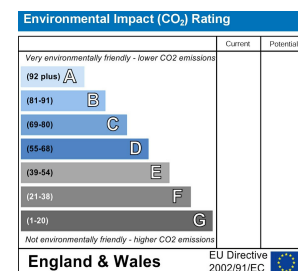
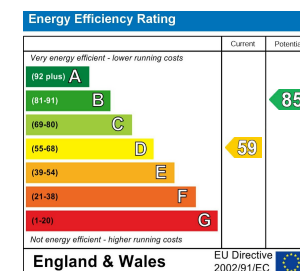






Total area: approx. 199.3 sq. metres (2145.2 sq. feet)

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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