



Lambourne Orchard

Worcester | WR6 6SZ



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Experience luxury living in this beautifully appointed four bedroom detached home located on a desirable corner plot in the charming village of Holt Heath. This spacious property boasts modern finishes and ample living space, perfect for families and those who love to entertain. With a prime location in a sought-after community, this home offers the perfect blend of comfort and style. Don't miss the opportunity to make this stunning property your own.

Location:

Occupying a private position in the cul de sac of Lambourne Orchard, this property is located within the heart of the desirable semi-rural village of Holt Heath with local amenities including a village store and Post Office, Millennium playing field and Broomfields Farm Shop and Country Store. Surrounding villages such as Abberley, Ombersley, Hallow and Great Witley offers a tremendous range of public houses, restaurants, farm shops and filling stations, approximately six miles outside of the historic Cathedral City of Worcester providing further and extensive amenities such as museums, sporting venues, gyms, retail shopping, hospitals train and bus stations.

Worcester (6 miles), Droitwich (6 miles), M5 Junction 5 (8 miles), Birmingham (27 miles). All distances are approximate.

Education:

Perfectly positioned for the catchment area for Grimley and Holt CofE Primary School and The Chantry High School, with a direct bus on the main road to the front of the property. In the independent sector, further superb private schooling can be found in Worcester with the renowned The King's School and RGS, both co-educational day schools with outstanding local reputations.

Accommodation Comprising Of:

Entrance Hall, Snug, Study, WC, Sitting Room, Kitchen/Diner/Family Room, Laundry, Master Bedroom, En-suite, 3 further Double Bedrooms, Family Bathroom, Garage.





Ground Floor Accommodation:

An open porch welcomes you into the spacious Hallway which has doors leading to the study, WC, Snug, Sitting Room and Kitchen. The current owners have converted half of the double garage to provide a much needed Study at the front of the property, with additional storage cupboard solutions to its rear. The Snug with large Bay window is located to the front of the property and provides an additional useful living space. Double French doors invite you into the large Sitting Room which is flooded with light from the double French doors and provides a glorious view of the countryside beyond. A stone effect fireplace and hearth with inset log burner provides a focal point in the room, perfect for those chillier evenings. The kitchen is the heart of this home and serves as a dining room and family room, with wonderful lighting coming from the triple aspect windows and two doors, a most unusual Icosahedron shaped pendant hangs from the vaulted ceiling and casts a lovely shadow, a great spot for entertaining. The kitchen has an excellent array of base and wall units set to a granite work surface and granite up stands, with laminate flooring throughout. There is a five ring gas hob with glass splash back, stainless steel overhead extractor and Bosch built-in eye level double oven and microwave. Space for large fridge, separate large freezer and dishwasher, double sink with swan neck mixer tap and granite built-in drainer to work surface. The laundry completes this part of the home and offers base and wall units with under unit lighting, granite work surface and granite up stands, extra-wide stainless steel sink with swan neck mixer tap, perfect for washing dogs after a muddy walk. There is space for washing machine and tumble dryer. There is a useful WC with mounted hand wash basin and low level toilet.

First Floor Accommodation:

The light and spacious landing has doors leading to all four bedrooms and family bathroom. The Master bedroom has triple built-in wardrobes, double doors lead out to a Juliet balcony with stunning unspoilt views of rolling fields and countryside. The en-suite has a large curved glass shower enclosure with wall mounted Mira power shower. Low level toilet, vanity wash basin with cupboards beneath and to the sides with marble worktop. Italian stone tiles from floor to ceiling and wall mounted stainless steel ladder towel radiator. Bedroom 3 also benefits from triple fitted wardrobes. There are two additional double bedrooms. The family bathroom has a three piece bathroom suite comprising panelled bath, wall mounted electric shower enclosed by a glass shower screen and set to a tiled surround, low level toilet and wall mounted wash basin.





Outside:

The private rear garden, is laid mainly to lawn and has established borders with shrubs and hedging, a spacious paved patio area provides a delightful space for al fresco dining and enjoyment of the views beyond. To the front of the property there is a large block paved driveway providing ample parking. The property owns part of the private road with 2 additional parking spaces over. There are gates to both sides of the property and access to the rear, with a side doorway providing access into the single garage which has an up and over door.

Services: Mains water, electric, drainage and LPG.

Tenure: Freehold

Council Tax: Malvern Hills Band F

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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.

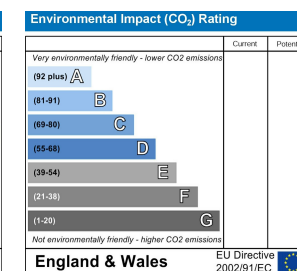
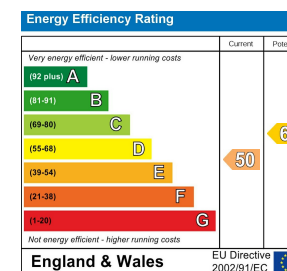






Total area: approx. 184.2 sq. metres (1982.2 sq. feet)

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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