



# 1 Rectory Lane

Worcester | WR6 6TW



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A delightful 4 bedroom semi detached property situated on a generous sized corner plot. Located down a quiet lane in the desirable village of Shrawley.

## Location:

Shrawley provides 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.

Shrawley 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 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 Astley C of E Primary School, Great Witley C of E 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, dining room, sitting room, study, playroom/snug, boot room/cloakroom, pantry, WC, kitchen, utility, four bedrooms, en-suite, family bathroom.





#### Ground Floor Accommodation:

The porch leads into a welcoming entrance hallway which is finished with wooden flooring. Doors lead into the playroom/snug and dining room. The dining room offers an abundance of light due to its dual aspect which enjoys far reaching views of the countryside beyond. There is an attractive log burner which offers warmth on chilly days and winter evenings. This room is delightful for entertaining with family and friends. Steps down lead you into the most spacious sitting room, with light flooding in from the expansive bifold doors, which provides access to the rear patio and garden. A study is situated just to the side of the dining room and a snug, which is currently utilised as a playroom which can be accessed through double doors. There is a WC and a useful utility which has an integrated dishwasher, space for washing machine and tumble dryer. A door leads to the rear patio and garden. The country kitchen/breakfast room is flooded with light and offers attractive wall and base units providing ample storage solutions. There is a Zanussi ceramic hob with extractor over and double oven with space for a fridge/freezer. A door leads to the patio and garden.

#### First Floor Accommodation:

The spacious landing has doors which lead to the four bedrooms and family bathroom. The master bedroom has an entrance which invites you down two steps with a most handsome feature fitted wardrobe and into the spacious bedroom beyond. There's light aplenty from the side aspect window, double French doors with balcony offering far reaching views over Shrawley village and to the rear garden. The en-suite shower room provides a walk in shower with rainwater shower head, pedestal sink and toilet. Attractive tiled floor and skirting compliments this room. There is a further charming bright double bedroom offering French doors and balcony feature. The family bathroom provides a bath with shower over, pedestal sink, toilet, and a large Velux window. Two further bedrooms complete the first floor accommodation.





### Outside:

This property is approached over a gravelled driveway to the front of the property and has parking for several vehicles. The garden is accessed via a gate to the side of the property and is laid mainly to lawn and attractive patio areas. There are also varieties of fruit trees. Hedging surrounds the garden and provides a private space to enjoy family fun and al fresco dining and entertaining.

### Services:

LPG, private drainage, mains electric and water.

EPC - E

Malvern Hills District Council

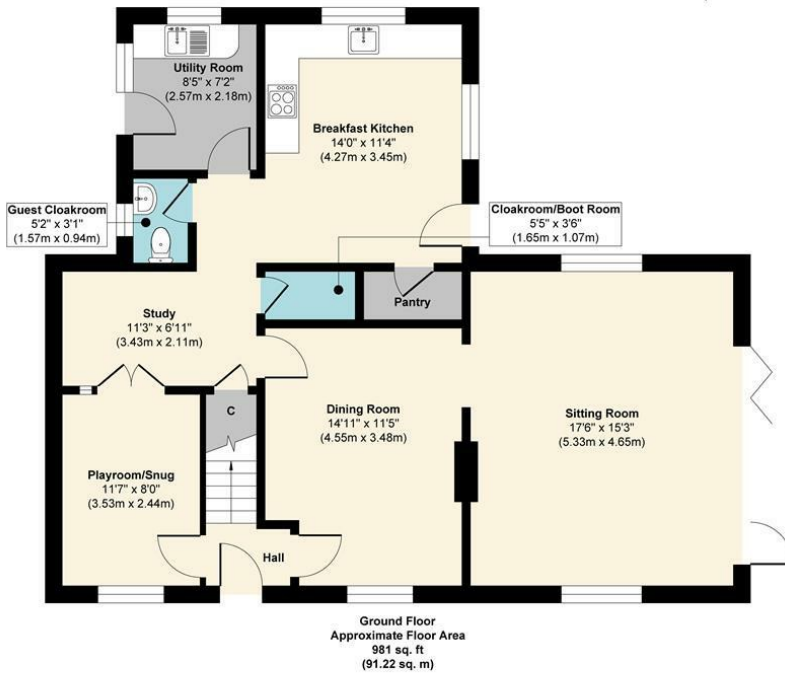
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RJ Country Homes has not tested any equipment, apparatus or integral appliances, equipment, fixtures and fittings of services and so cannot verify that they are in working order of fit for the purpose. We advise Buyers to obtain verification from their 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.







**Approx. Gross Internal Floor Area 1700 sq. ft / 158.04 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

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