






**Little Orchard**  
Crowle, WR7 4AX

**Andrew Grant**



# Little Orchard

Church Road, Crowle, WR7 4AX

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A charming, detached country residence, nestled in a peaceful rural setting, featuring picturesque gardens and versatile outbuildings.

## Key features

- No onward chain
- Charming country residence
- Delightful village with excellent amenities
- Private and peaceful setting
- Stylish breakfast kitchen
- Master bedroom with ensuite
- Outbuildings and a studio/home office
- Pretty garden with delightful views
- Ample parking

Freehold / 1,875 sq. ft.





This wonderful residence seamlessly blends charm with contemporary living in a serene setting. It offers a reception hall, an inner hallway, a sitting room with a bay window, and a recently refitted, well-appointed kitchen. Additionally, there is a bathroom and a master bedroom with an ensuite wet room, all conveniently situated on the ground floor. Upstairs, you will find two additional double bedrooms, providing ample space for family or guests.

Outside, the extensive gardens surround the residence, adorned with mature floral and shrub borders, creating a picturesque backdrop. The property's versatility is apparent with a selection of outbuildings, such as a wooden shed, old pig styes, a utility/laundry room and a home office/studio, catering to various needs and interests. There is also a BBQ/bar and a covered alfresco dining area, perfect for hosting gatherings.

Accessed through a gated entrance, the property welcomes you with a pebbled driveway, providing ample parking space and the option to incorporate a carport or garage.



### Entrance

Upon entry, the reception hall boasts a tastefully tiled floor and features two built-in cloaks/storage cupboards, while a doorway leads to an inner hallway with a window overlooking the front aspect. This convenient space offers additional storage and leads to a staircase ascending to the first floor.





### Sitting room

The cosy and inviting sitting room is adorned with a bay window to the front aspect and an additional window to the side, allowing for captivating views of the well-maintained gardens, picturesque farmland, and fields beyond.

Adding to its charm, the sitting room features a lovely wooden floor, creating an inviting ambience.





## Kitchen

The well-appointed kitchen, recently refitted, exudes style with its attractive base and wall-mounted units, complemented by charming work surfaces. The kitchen also boasts a practical breakfast bar, equipped with wheels for added flexibility. Integrated appliances, including a larger fridge, double electric oven, and electric hob with an extractor hood, cater to the demands of modern living.

Notably, the kitchen offers pipework provisions for a washing machine if desired. Dual aspect windows and a rear door to the courtyard bathe the kitchen in natural light, accentuating the tastefully tiled floor.









### Dining room

Adjacent to the kitchen, the dining room presents an appealing wooden floor and a bay window overlooking the front garden, providing a delightful space for dining with a view.



### **Master bedroom**

The master bedroom, conveniently situated on the ground floor, overlooks the serene courtyard garden. This room benefits from a fully tiled wet room style ensuite, complete with a shower, WC, pedestal wash basin, heated towel rail, and a window.

### **Bathroom**

Also located on the ground floor, the house bathroom impresses with a four-piece suite, including a bath with a shower over, a vanity washbasin, a WC, a heated towel rail, and a rear-facing window.

Additionally, an airing cupboard with a water cylinder and floor-mounted Worcester oil-fired central heating boiler add further practicality to this level.

### **First floor**

Venturing to the first floor, two additional double bedrooms await, each fitted with Velux windows and featuring practical shelving and storage facilities.







## Garden

The property's extensive grounds are a true highlight, boasting well-maintained gardens adorned with mature floral and shrub borders, enchanting lavender beds, trees, and bushes.

An outdoor BBQ/bar with a pizza oven and a covered alfresco dining area create a perfect setting for entertaining and relaxation (Approx. 28' x 12'6").

There are versatile outbuildings to cater to various needs, including a wooden shed, old pig styes with a concrete base, and light and power for practical storage.

Additionally, a utility/laundry room, generously proportioned (approx. 12'6" x 25'), offers plumbing for a washing machine, a sink, and ample storage cupboards.







### Home office/studio

A home office/studio, constructed around 2021, currently serves as a light-filled home office space with double-glazed doors and windows, perfect for working from home.



## Services

To be confirmed.

Council tax band - E

## Location

Little Orchard, constructed by the current owner in 2002, graces the head of a private track, bordered by serene fields and picturesque farmland. Embraced by tranquillity and seclusion, this property boasts delightful views of the garden, extending to the distant beauty of Bow Wood.

Nature enthusiasts will find themselves enchanted by the abundance of footpaths and bridleways crisscrossing the idyllic countryside. Moreover, all the amenities of the ever-popular village of Crowle are within easy walking distance.

Crowle is a thriving village with a vibrant community. Nestled to the east of Worcester, this charming village conveniently sits within easy access to the M5 motorway and Worcester Parkway train station, providing convenience for commuters.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

# Little Orchard, Church Road, Crowle, WR7 4AX

Limited Use Area(s) = 173 sq ft / 16 sq m

Outbuildings = 421 sq ft / 39.1 sq m

Total = 1875 sq ft / 174.1 sq m

For identification only - Not to scale



**DISCLAIMER:** 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 documentation 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, acreage, 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. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.





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