



The Hawthorns
Whittington, WR5 2RQ

Andrew Grant

The Hawthorns

Church Lane, Whittington, WR5 2RQ

4 Bedrooms 2 Bathrooms 3 Reception Rooms

A substantial family home situated in the ever-popular Whittington in Worcestershire, featuring a large and mature garden that adjoins fields at the rear.

- Impressive detached home
- Scope to extend STPP
- Bordering fields at the rear
- Victorian-style conservatory
- Practical utility room
- Master with ensuite bathroom
- Modern family bathroom
- Large mature garden
- Ample driveway parking
- Detached double garage

Offers in excess of £500,000
1,645 sq ft (152.8 sq m)





The approach

The Hawthorns boasts a generous frontage, situated at the end of a private drive shared with just two neighbours. The front garden is beautifully landscaped, featuring a well-maintained lawn and an array of mature trees and shrubs, creating a picturesque setting. A gravel driveway provides ample off-road parking, ensuring convenience and ease.



The garage

A spacious, brick-built double detached garage with a pitched and tiled roof offers exceptional storage and parking options. Accessible via two up-and-over doors, as well as a pedestrian door leading into the garden, this garage is fully equipped with power and lighting, making it a practical and versatile space.



The living room

This bright and airy living room features a triple aspect with windows to the front and side and a patio door at the rear leading into the conservatory. Double doors provide a seamless flow into the dining room, perfect for entertaining.





The conservatory

The Victorian-style dwarf-wall conservatory offers views of the garden and features French windows at the rear, providing an inviting space to relax and enjoy the surroundings.



The dining room

The formal dining room features a rear window, which allows for natural light and garden views, creating a pleasant dining atmosphere. This room can also be accessed from the hallway, which leads to a downstairs WC, study and small alcove with a front-facing window, providing an ideal spot for a desk.



The kitchen

The well-appointed kitchen, with a front window, boasts a shaker-style wall and base units, a sink and drainer, eye-level Neff double oven, Neff ceramic hob, integrated fridge-freezer and ample space for a breakfast table. A door leads to the utility room, enhancing the kitchen's functionality.



The utility room

Practical and convenient, the utility room features a rear window and a door leading into the garden. It has a range of wall and base units matching those in the kitchen, houses the central heating boiler and offers space and plumbing for appliances.





The master bedroom

The master bedroom includes a window to the front, two ranges of built-in wardrobes and an airing cupboard housing the hot water tank. A door leads to the modern ensuite bathroom.



The ensuite bathroom

This stylish ensuite bathroom features a white suite comprising a panelled bath, washbasin, low-level WC, tiling to the walls and floor, a chrome ladder-style heated towel rail and an obscure-glazed window to the rear.



The remaining bedrooms

A generously sized second bedroom with a front-facing window ensures a bright and comfortable living space. The third bedroom, also facing the front, includes a range of built-in wardrobes with sleek sliding doors, offering ample storage and a touch of elegance.

Bedroom four, currently utilised as a study, is a versatile space featuring a built-in desk, wall cupboards, and a rear-facing window. This setup makes it an ideal retreat for work or relaxation, catering to various needs and lifestyle preferences.



The bathroom

The family bathroom offers a suite comprising a panelled bath with shower over, washbasin, low-level WC, a chrome ladder-style heated towel rail and an obscure-glazed window to the rear, offering privacy and ventilation.



The garden

This beautiful and spacious mature garden includes a well-kept lawn, a collection of established trees and shrubs and a patio area, perfect for outdoor entertaining and relaxation. This tranquil and private outdoor space enhances the overall appeal of The Hawthorns, making it a truly desirable home.



Location

The property is beautifully situated in Whittington, known for its excellent access to the M5 motorway and Worcester city centre. This superb location offers the best of both worlds, combining tranquil surroundings with convenient transport links, making it perfect for commuters.

Worcester, a picturesque Cathedral City, boasts a wide variety of high street shops, restaurants, pubs and riverside walks. The area is well-served by excellent local schools, including the renowned RGS Worcester. Worcester is also ideal for a day out, whether you are watching the races at Pitchcroft or enjoying a cricket match at the County Cricket Ground on New Road. Additionally, Worcester Foregate Street has a busy train station providing further transport convenience.

Agent's Note

This extremely well-presented property offers immense potential for extension and alteration, subject to the usual planning consents being granted.

Services

Mains electricity, water and drainage.
Oil fired central heating.
Broadband is available at this property.

Council Tax

The Council Tax banding for this property is **Band F**

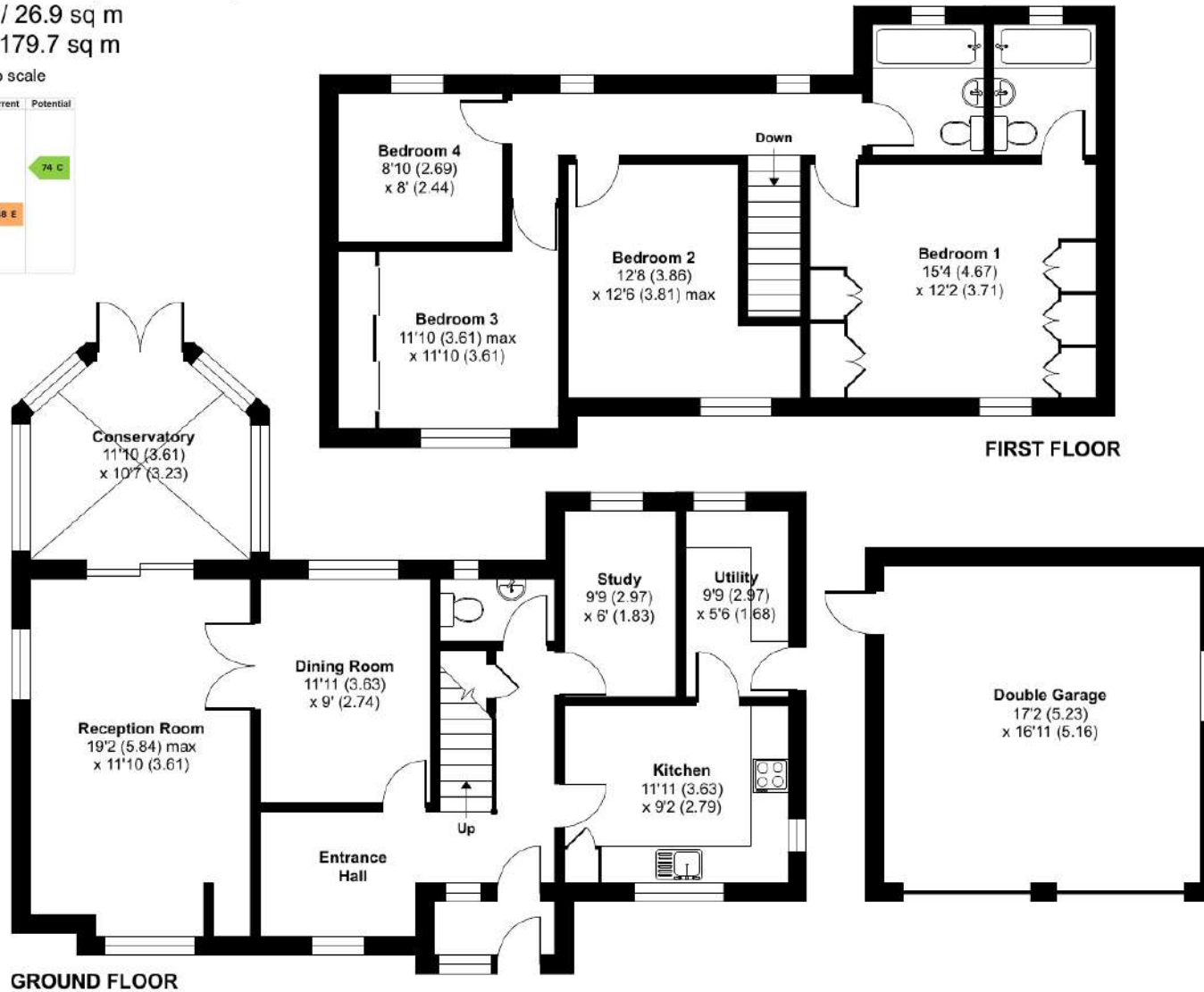
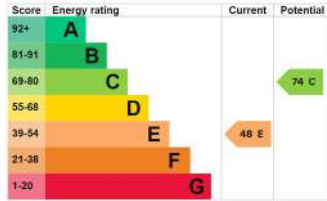
Church Lane, WR5

Approximate Area = 1645 sq ft / 152.8 sq m

Garage = 289 sq ft / 26.9 sq m

Total = 1934 sq ft / 179.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Andrew Grant. REF: 1152261



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.



Andrew Grant

T. 01905 734734 E. hello@andrewgrant.com

andrewgrant.com