



# 1 Blacksmiths Cottages

Whitbourne, WR6 5RN

Andrew Grant



# 1 Blacksmiths Cottages

Meadow Green, Whitbourne, WR6 5RN

**3 Bedrooms 2 Bathrooms 1 Reception Room**

Nestled in the idyllic village of Whitbourne, this beautifully presented, detached property would make a fantastic family home.

- An immaculately presented three-bedroom detached family home.
- Enjoy stunning views of the Worcestershire countryside, providing a serene and tranquil atmosphere.
- The property features a large, gravel driveway that can accommodate multiple vehicles, providing ample parking space for family and guests.
- A spacious manicured garden with a patio ensures a peaceful retreat and an ideal space for a family.
- Whitbourne offers an ideal location for those who appreciate a tranquil lifestyle while still being within reach of urban conveniences.

1190 sq ft (110.5 sq m)







## The kitchen

This contemporary open-plan kitchen features sleek white cabinetry, premium stainless-steel appliances and wooden effect countertops. The grey metro tiling and integrated lighting enhance its modern sophistication. Equipped with a spacious sink, built-in oven, dishwasher and washing machine this kitchen combines style and functionality, ideal for both everyday cooking and entertaining.







The open plan dining area seamlessly connects with the kitchen, ensuring easy access and a cohesive feel throughout the space. Bright and airy, this area is perfect for both casual dining and entertaining, making it a sociable hub of the home. Double glass doors open to the garden room further enhancing the open layout of this space.







## The garden room

Adjoining the kitchen is the spacious garden room which boasts floor-to-ceiling windows, offering abundant natural light and seamless views of the beautifully landscaped garden. The direct access to the outdoor patio and garden enhances the indoor-outdoor living experience, making it an ideal space for family gatherings and enjoying the serene surroundings.





## The living room

This warm and inviting living room features a central brick fireplace with a Stovax multi-fuel stove as its focal point. The large bay window allows ample natural light to flood the space, enhancing the welcoming atmosphere. This stylish and comfortable living area is perfect for both relaxation and entertaining.







## The primary bedroom

Featuring generous built-in wardrobe space for extensive storage and an ensuite bathroom for added convenience and privacy, the primary bedroom's sophisticated layout and tranquil atmosphere make it a perfect sanctuary within the home.





## The primary ensuite

Both functional and stylishly finished, the primary ensuite features a generous walk-in shower, WC and a basin with vanity unit that offers useful bathroom storage.





## The second bedroom

This charming and spacious second double bedroom features a large window overlooking the pristine garden below and the beautiful vistas. Additionally, soft carpeting underfoot creates a sense of warmth and comfort.





## The third bedroom

Currently utilised as a study, the third bedroom offers a comfortable and versatile environment. A large window overlooking the front of the property fills the space with light and creates an inviting ambience.





## The bathroom

The family bathroom features a bath with overhead shower, WC and basin with a vanity unit. A heated towel rail and elegant tiled flooring create a luxurious feel to this functional, family room.





## The garden

The property offers a wonderful garden featuring a manicured stretch of lawn, a wooden shed for garden storage and large paved patio which is ideal for alfresco dining. The combination of functionality and idyllic landscaping makes this garden a perfect space to enjoy the outdoors and take in the countryside views.





## Location

Whitbourne is a picturesque village that offers a delightful rural lifestyle. The village boasts essential amenities such as a community shop, a welcoming pub, and a village hall, fostering a close-knit community atmosphere. Nearby Knightwick further enhances the area with additional services, including a doctor's surgery and a butcher's shop, providing convenience to the residents.

Transport links in Whitbourne are excellent, with the A44 offering direct routes to Worcester and Leominster. Worcester's train station, just a short drive away, provides regular services to major cities like Birmingham and London, making it an ideal location for commuters seeking a peaceful home base with easy access to urban centres.

The surrounding countryside of Whitbourne is truly picturesque, offering a plethora of recreational opportunities such as hiking, cycling and exploring local nature trails. The village's scenic beauty, combined with its practical amenities and superb transport connections, makes Whitbourne an attractive and highly desirable location for those looking to balance rural tranquillity with accessibility to city conveniences.

## Services

The property benefits from oil fired central heating, mains electricity, water and drainage.

## Council Tax

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

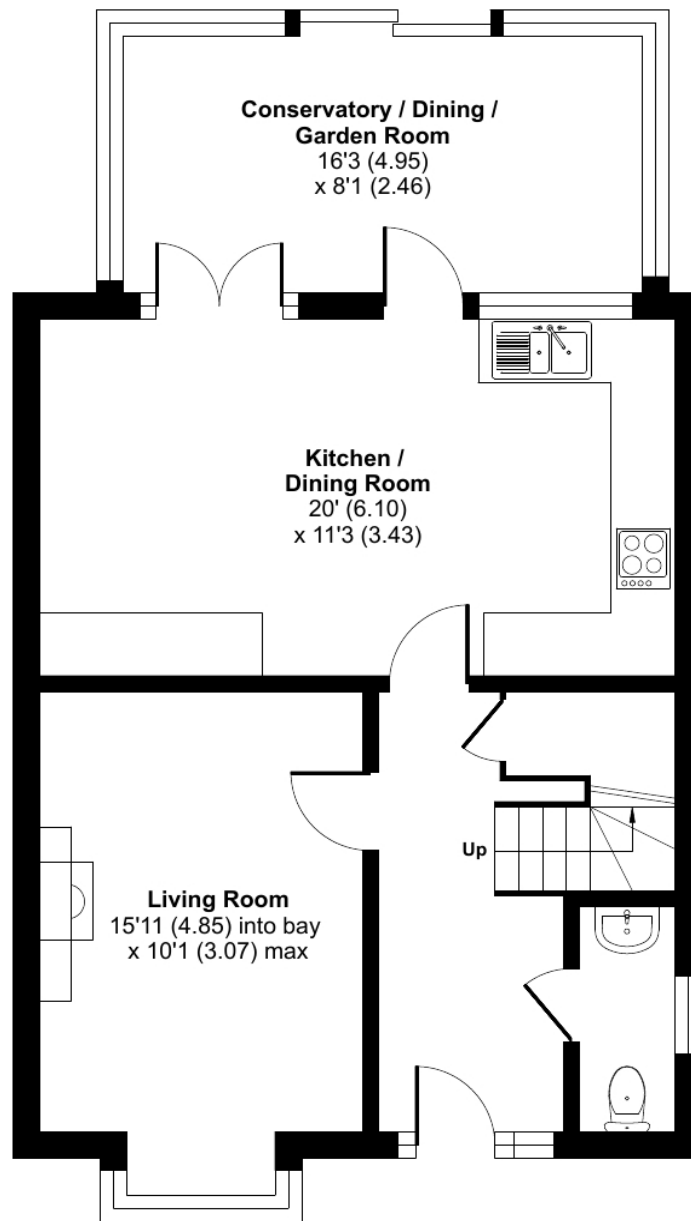
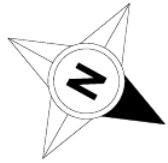




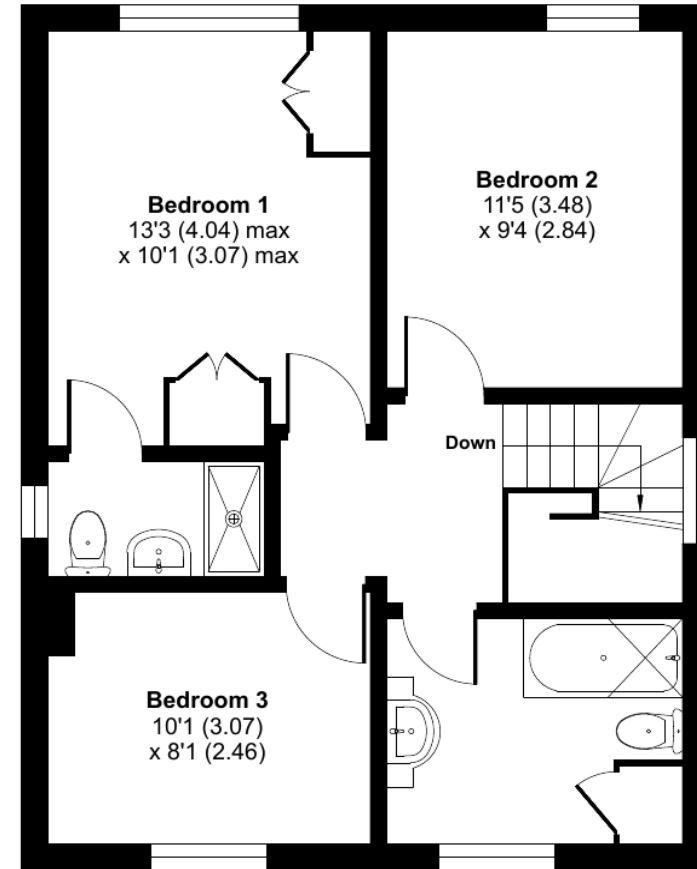
# Meadow Green, Whitbourne, Worcester, WR6

Approximate Area = 1190 sq ft / 110.5 sq m

For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**

Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B		
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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](mailto:hello@andrewgrant.com)

[andrewgrant.com](http://andrewgrant.com)