




Holland House
Worcester, WR6 6SG

Andrew Grant

Holland House

Stanford Park, Stanford Bridge, Worcester, WR6 6SG

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A stunning Grade II listed four bedroom property situated in the Worcestershire countryside.

Key features

- Countryside location
- Open-plan kitchen/living room
- Master bedroom with ensuite shower room
- Four good-sized bedrooms
- Double garage
- Private driveway
- Enclosed rear garden

Freehold / 1,638 sq. ft.





Holland House is a stunning Grade II listed property located in the Stanford Park development. The immaculately presented modern interior features an open-plan kitchen/living room and WC to the ground floor, and a master suite, three further bedrooms and a family bathroom to the first floor.

A tree-lined driveway leads to the property and gives access to the double garage. To the front, there is a well-maintained communal garden and a block-paved pathway leads under an archway to the front door at the side.



Entrance

The front door opens into an inviting hallway with tiled floors and oak doors leading to the downstairs WC and the kitchen/living room. A beautiful oak staircase leads up to the first floor and has natural carpeted treads, spotlights at the side, and a convenient under-stairs storage cupboard that houses a freestanding AEG washer/drier.

Downstairs WC

To the left of the staircase is a WC comprising a WC, a washbasin and tiling to the floors and walls.





Kitchen/living room

Situated to the front of the property, the kitchen/living room offers a wonderful open space perfect for socialising. This room features high ceilings and three stunning arched windows each with french doors opening to the outside space.

The living area is incredibly versatile and has ample room for a range of seating, a dining table and chairs and various freestanding furniture.





The kitchen features oak wall and base units with a granite worktop integrating an inset stainless steel sink with a mixer tap. Integrated appliances include an AEG oven, hob, extractor fan, microwave and dishwasher, and a fridge-freezer. There is also a window to the side and beautiful tiling to the floor.

First floor

Upstairs, the first-floor landing has a vaulted ceiling with exposed timber beams, a sash window to the rear and doors accessing the four bedrooms and family bathroom.

Master bedroom

The incredible master bedroom features a vaulted ceiling with exposed timber beams and an arched and a circular window to the front. The room also benefits from an ensuite comprising a corner shower, a WC, a washbasin set upon a vanity unit and a chrome towel radiator.



Bedrooms two, three and four

Situated to the rear of the property, bedrooms two and four are both good-sized double rooms and feature vaulted ceilings with exposed timber beams and sash windows.

Bedroom three is a single room at the front and is currently used as a dressing room, however, could be used as a home office or bedroom.





Family bathroom

Servicing bedrooms two, three and four is the family bathroom comprising a fitted bath with shower, a WC, a pedestal washbasin and a sash window to the front.



Garden

Outside, there is a private rear garden with a patio area and a lawn enclosed by wooden fencing and borders of trees and shrubs. There is also a gate accessing the garage and front of the property.

Services

Mains water and electricity, oil fired central heating, and a shared private sewage treatment plant.

Council Tax Band - E

Agents note

The residents of the ten properties make up the shareholders of a management company which is responsible for the maintenance of the communal grounds and the private sewage treatment plant. Each household pays a service charge of £950.00 per annum (payable bi-annually) which is administered by an external agency.

Location

Holland House is situated in the stunning rural area of Stanford Bridge and enjoys views of the Teme Valley and surrounding Worcestershire countryside.

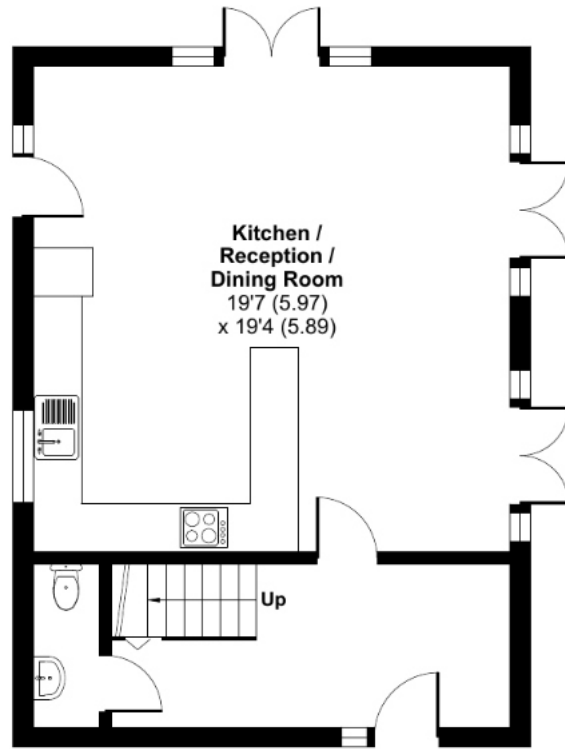
Conveniently located near the property is Mill Farm Country Retail with a selection of independent retailers including a farm shop, a cafe and a gift shop. There is also a pub and other local amenities nearby.

Stourport is 8.8 miles away and Worcester is just under 15 miles away and both provide excellent shopping experiences, pubs, bars and restaurants.

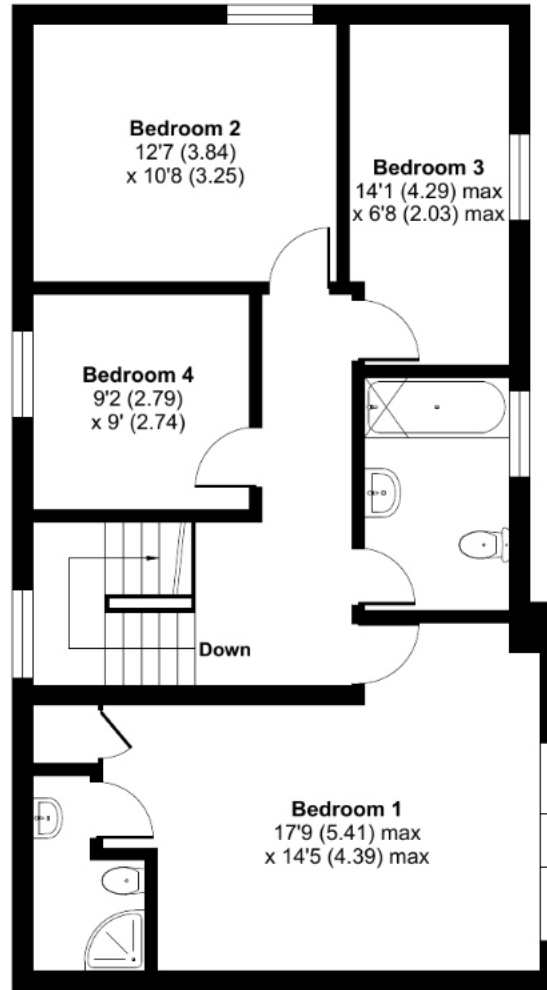


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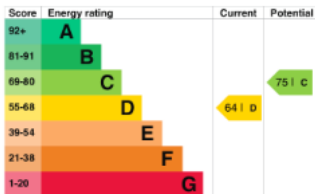
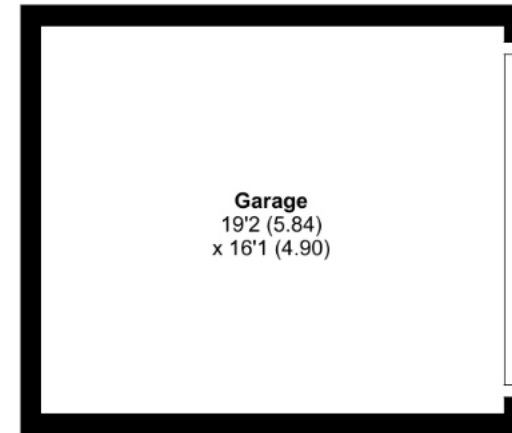
Approximate Area = 1330 sq ft / 123.6 sq m
 Garage = 308 sq ft / 28.6 sq m
 Total = 1638 sq ft / 152.2 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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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