

Andrew Grant
PRESTIGE & COUNTRY



The Laurels

Great Witley WR6 6HR



The Laurels

Worcester Road, Great Witley WR6 6HR

6 Bedrooms **4** Bathrooms **3** Receptions

“A wonderful period property boasting generous living space and limitless potential to transform into a remarkable family home, rich in charm and timeless character...”

Scott Richardson Brown CEO



- The home benefits from six generously sized bedrooms, with two bedrooms benefitting from their own luxurious en suite.
- This property boasts over 3000 sq ft of living space including a spacious kitchen, a grand dining room and a welcoming sitting room.
- An idyllic patio and garden area, with flower beds bordering the lawn, perfect for year-round enjoyment.
- Private gated and gravelled driveway providing ample off road parking space for multiple vehicles.
- Positioned in the sought after village of Great Witley, benefitting from local amenities and great transport links to Worcester and Tenbury.

3150 sq ft / 292.6 sq m



The entrance hall

Upon entering through the front door, you are greeted by a porch leading into a grand entrance hall that provides direct access to all the downstairs living areas. At the rear, a curved staircase ascends to the first and second floors, adding character to the space. This expansive hallway also features a convenient cloakroom, a downstairs WC and ample room for additional seating, showcasing the versatility and grandeur of this entrance.



The kitchen

The kitchen is a generously sized and inviting space, offering direct access to the garden and patio. It features a Rangemaster cooker and hob, ample cabinetry and countertop space, along with a chrome sink basin, making it a practical space. As a kitchen diner, it provides plenty of room for an additional dining table, perfect for casual family meals or entertaining. A separate storage area adds further convenience, making this kitchen a functional hub of the home.





The dining room

The dining room offers an ideal setting for family dinners or entertaining guests. The space is bathed in natural light from its dual-aspect windows, while a striking statement fireplace set within a marble mantelpiece serves as the room's focal point. Period coricing further enhances the character and charm of this elegant period property, adding to the room's timeless appeal.



The sitting room

Adjacent to the dining room, the sitting room is a cosy and inviting space, ideal for relaxing by the wood burner or entertaining guests. Featuring an exposed brick fireplace, wooden beamed ceiling, and a large sash window that fills the room with natural light, it exudes warmth and charm. A side door also offers convenient access to the garden and driveway.





The study

Completing the downstairs reception rooms is a versatile space, currently serving as a study. Bathed in natural light from a charming bay window, this room offers endless potential to be transformed into a snug, playroom or remain as a study, adaptable to suit any homeowner's needs.



The principal bedroom

Situated on the first floor, the principal bedroom is a wonderful retreat that exudes tranquillity and timeless charm. Four large windows flood the space with natural light, highlighting the beautiful exposed wooden beams. A versatile cupboard offers ample storage and could easily be transformed into a built-in wardrobe, further enhancing the room's functionality and appeal.





Bedroom two & en suite

Bedroom two is another well-appointed double bedroom on the first floor, which features its own stylish en suite all overlooking the front of the property. The en suite features a shower cubicle, a WC and a washbasin, creating a private and relaxing double bedroom.





The landing & bedroom three

The first-floor landing grants access to a well-appointed third double bedroom, which enjoys the added convenience of its own en suite. Overlooking the front of the property, this bedroom offers a peaceful retreat, while the en suite features a bath, WC, and washbasin for ultimate comfort. The landing also leads to a staircase ascending to the second floor, where two additional bedrooms and a generously sized family bathroom can be found.



Bedroom four

Bedroom four is a spacious and versatile room currently accommodating three single beds. Dual-aspect windows fill the space with abundant natural light while offering delightful views of the garden, making this a bright and inviting retreat.



The bathroom

The spacious family bathroom is conveniently located along the first floor landing, offering easy access from all bedrooms. It features a walk-in shower cubicle, a freestanding rolltop bath with a shower head, a WC and a washbasin, combining practicality with sophistication to create a spacious and well-appointed bathroom.



Bedroom five

Bedroom five is another generously sized room offering picturesque views of the surrounding countryside. The space is enhanced by exposed wooden beams, a feature fireplace and ample room to comfortably accommodate a double bed, creating a warm and inviting space.



Bedroom six

Completing the second-floor accommodation is bedroom six another double bedroom. This spacious accommodation commands stunning views over Walsgrove Hill, an abundance of space, as well as a large window brightening the bedroom.



Second floor bathroom

The second-floor bathroom is a well-appointed and conveniently located space, nestled between bedrooms four and five. It features a bath, shower cubicle, WC and washbasin, along with a practical built-in cupboard for additional storage, offering both comfort and functionality.



The garden

The garden is a tranquil, private oasis, featuring a spacious patio perfect for alfresco dining, along with a generously sized lawn to enjoy year-round. Enclosed by mature trees, shrubs and flower beds, it offers a beautifully landscaped setting that provides both privacy and a wonderful outdoor space for entertaining family and friends.



Location

The Laurels is ideally situated in a prominent position in the heart of Great Witley, a sought-after village known for its rich amenities and community feel. The village offers a range of conveniences, including the well-regarded Great Witley CofE Primary School, a post office and general store, a garage with an Asda, a doctors' surgery, an active village hall and the stunning Baroque Church at Witley Court.

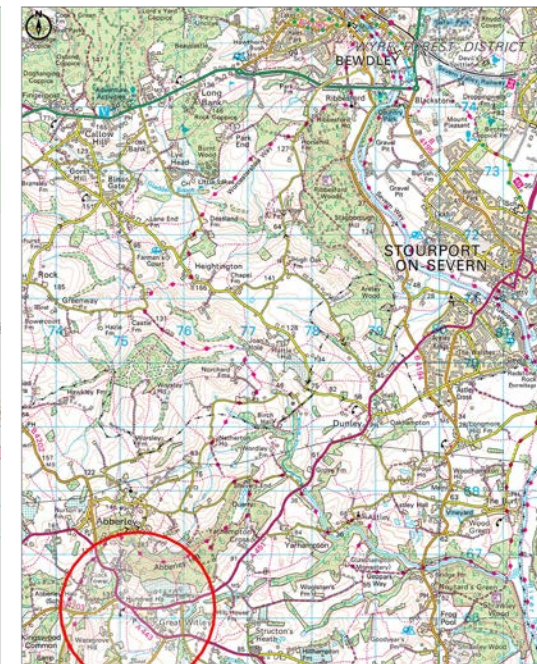
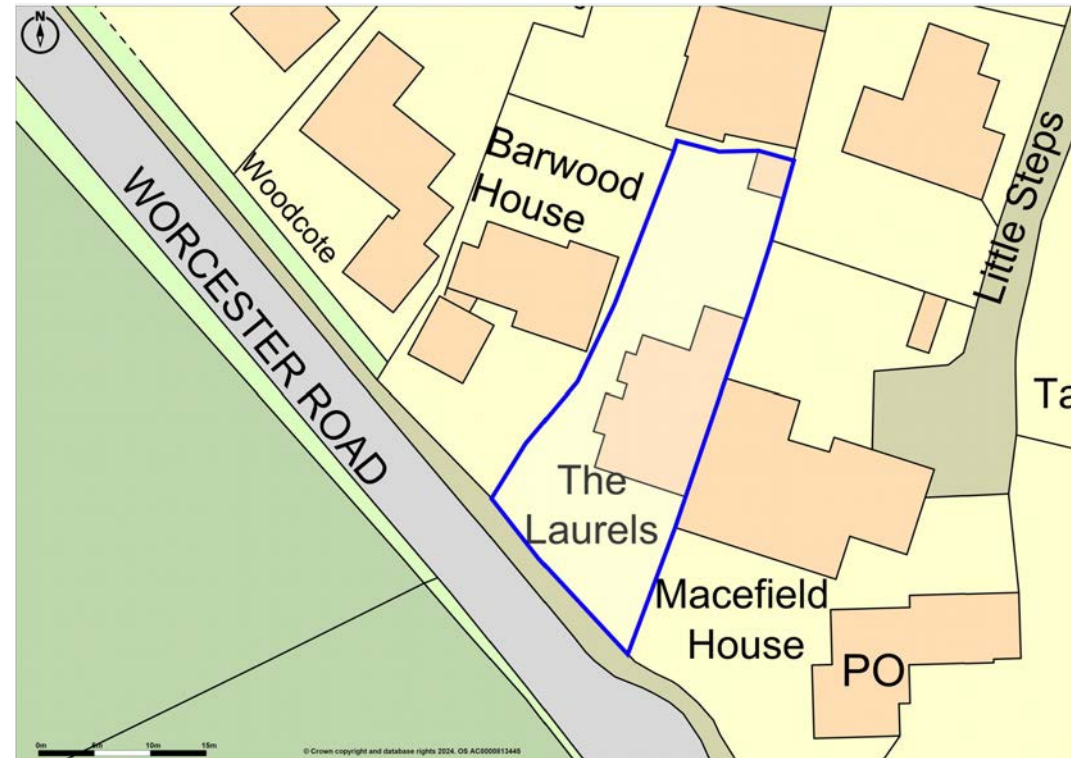
For education, the property falls within the catchment area of the highly sought-after Chantry Senior School in nearby Martley. Just a short drive away is the luxurious Elms Hotel and Spa, and the nearby village of Abberley boasts the popular Manor Arms pub. For more comprehensive amenities, the towns of Kidderminster, Stourport and Bewdley in the Wyre Forest area are easily accessible. The historic cathedral city of Worcester, with its extensive shopping, dining and cultural attractions, is located just 10 miles away.

Services

This property benefits from oil fired heating, mains electricity, water, drainage, broadband and a security alarm system.

Council Tax

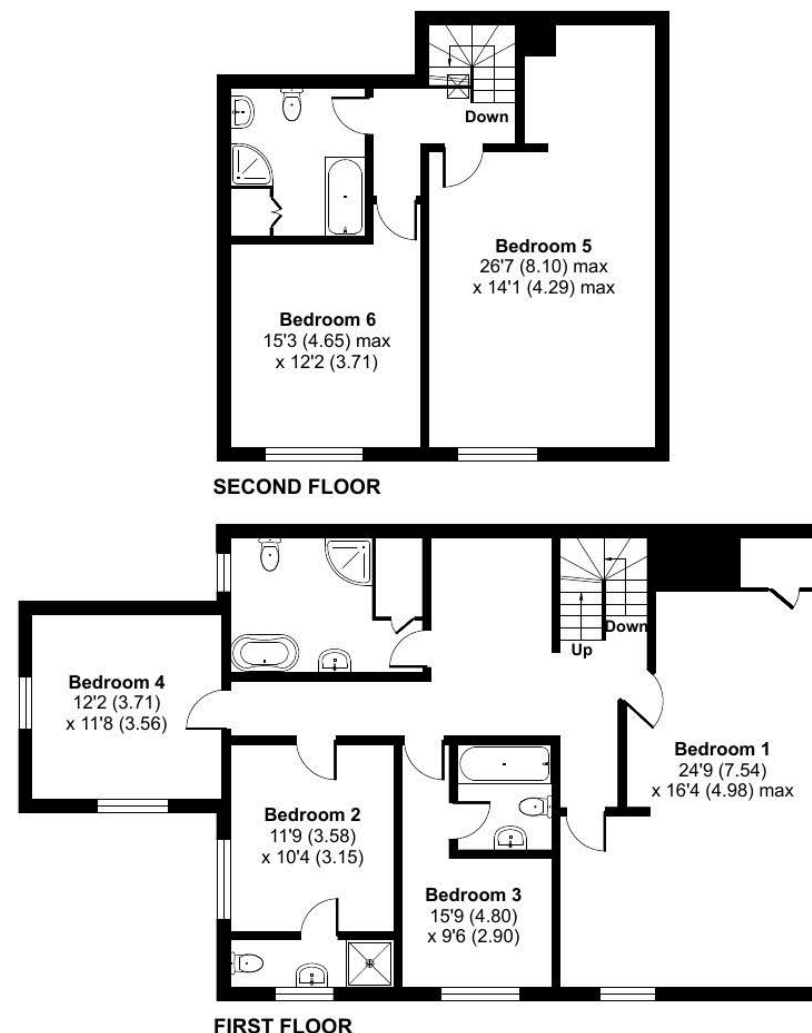
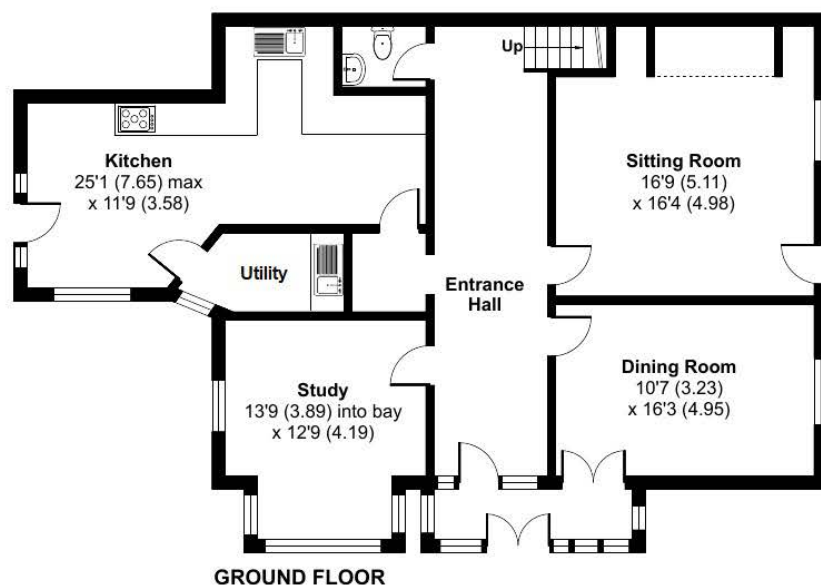
The Council Tax banding for this property is **Band F**



Worcester Road, Great Witley, Worcester, WR6

Approximate Area = 3150 sq ft / 292.6 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: 1191299



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