



4 Severn Heights

Holt Heath, WR6 6NX

Andrew Grant

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Holt Heath, Worcester, WR6 6NX

3 Bedrooms 2 Bathrooms 2 Reception Rooms

Spacious three-bedroom bungalow with generous gardens, light-filled interiors and versatile living spaces in a desirable Worcestershire village setting.

- Generous and well-maintained three-bedroom detached bungalow with versatile living accommodation.
- Bright modern kitchen and separate formal dining room perfect for entertaining.
- Large living room and delightful conservatory with garden views.
- Expansive private garden backing onto mature trees.
- Ample driveway parking with additional space in a detached double garage.
- Situated in the peaceful and well-connected village of Holt Heath.

1718 sq ft (159.6 sq m)





The living room

A spacious and light-filled living room with a wide bay window overlooking the front garden. This principal reception room offers a comfortable setting for relaxation and is ideally suited for both day-to-day living and entertaining. A neutral palette enhances the sense of space and calm throughout.





The kitchen

Windows flood the room with light, while integrated appliances and ample storage make it both practical and stylish. The layout offers excellent preparation areas and direct access to the dining room and utility, creating a natural flow for daily use or entertaining.



The utility

Located just off the kitchen, the utility room offers a practical space for laundry and additional storage. Fitted with base and wall units, a stainless steel sink and plumbing for appliances, it provides all the essentials for household tasks. A rear door gives direct access to the garden, making it ideal for busy homes and outdoor living.



The dining room

The dedicated dining room provides an inviting space for meals and social gatherings. Positioned between the kitchen and conservatory, it benefits from garden views and double doors that open to the conservatory, allowing a seamless indoor-outdoor transition. There's plenty of room for a large dining table and side furniture.



The conservatory

With panoramic views across the garden, the conservatory is a tranquil and airy retreat. The full-height glazing and pitched roof let in natural light all day, creating a wonderful spot to enjoy the surrounding greenery whatever the season.



Bedroom one

This well-proportioned double bedroom benefits from generous room for storage and views over the front of the property. It offers a peaceful setting with a soft, natural light and access to a private en suite bathroom.



Bedroom one en suite

The en suite is fitted with a stylish curved bath and shower over, complete with a glass screen. Attractive tiling, ample vanity storage and a large mirror combine functionality with a clean, modern finish.



Bedroom two

A bright double bedroom with fitted wardrobes and garden views. Its position at the rear of the property offers a view over the rear garden, privacy and quiet, ideal for guests or family.



The study / bedroom three

Currently used as a study, this room benefits from a fitted desk and storage solutions. It offers a flexible space suitable for home working, hobbies or as an additional bedroom.



The shower room

A modern and compact shower room featuring a corner shower enclosure, sleek white sanitaryware and good natural light. The layout is practical, serving the rest of the home efficiently.



The garden

The extensive rear garden is mainly laid to lawn and framed by mature hedges and trees, offering both space and privacy. A generous patio area is perfect for outdoor seating and summer dining.



Location

Holt Heath is a picturesque village nestled in the Worcestershire countryside, offering a peaceful lifestyle with excellent access to nearby towns and amenities. The village itself benefits from a strong sense of community and is just a short distance from the River Severn and the stunning surrounds of the Worcestershire countryside.

The nearby village of Ombersley offers independent shops, eateries and pubs, while Worcester city centre, approximately 7 miles away, provides further shopping, dining and cultural options. Families are well served by a selection of reputable local schools and leisure facilities.

For commuters, Holt Heath offers easy access to the A443 and A449, linking to Worcester and the M5 motorway for connections to Birmingham, Cheltenham and beyond. Worcester Foregate Street and Worcester Parkway railway stations offer regular services to Birmingham, London and Bristol, making this an ideal location for both local and national travel.

Services

This property benefits from an LPG tank, mains electricity, water and sewage.

Council Tax

This property is council tax **band F**



Severn Heights, Worcester, WR6

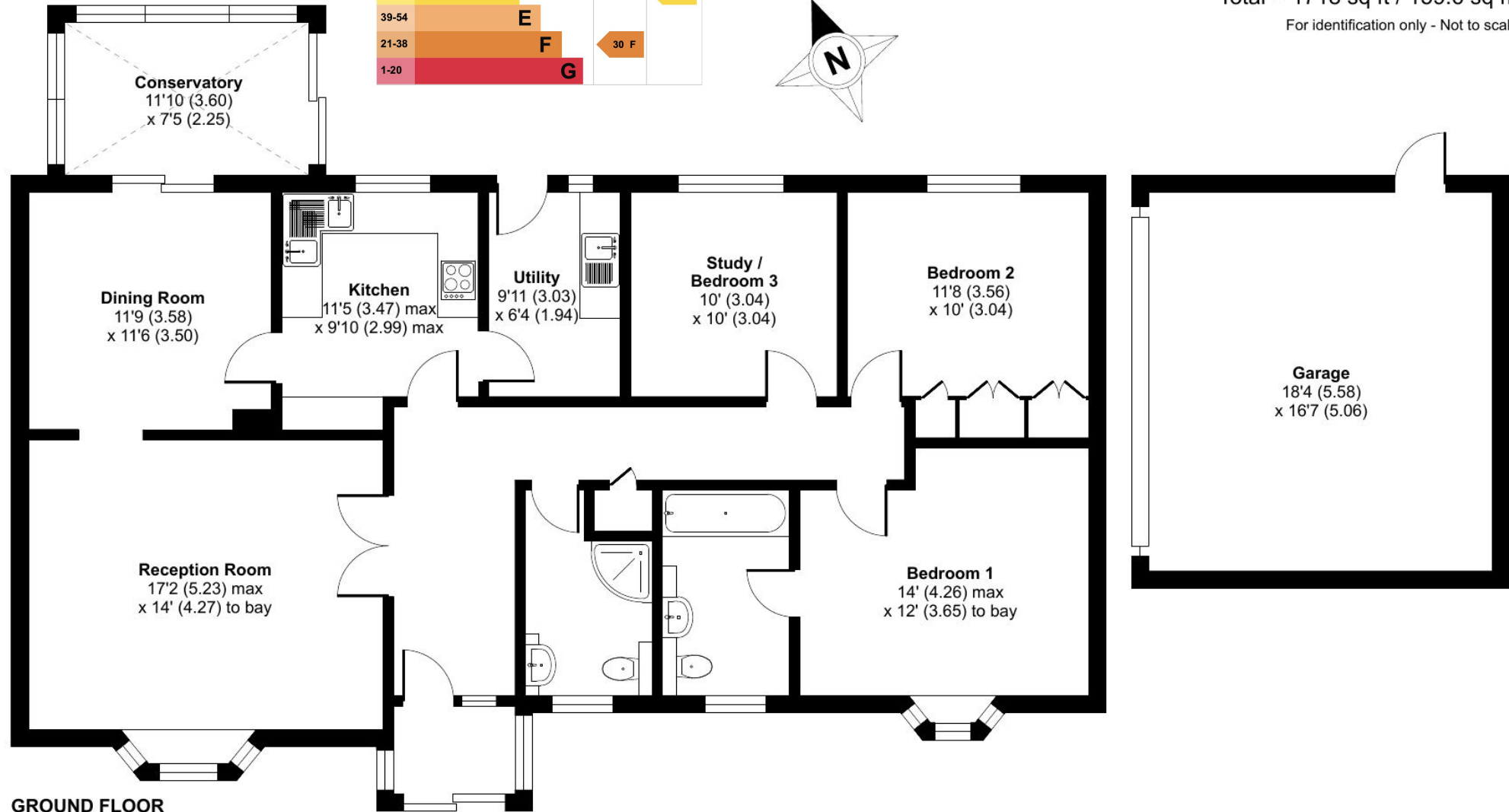
Approximate Area = 1414 sq ft / 131.4 sq m

Garage = 304 sq ft / 28.2 sq m

Total = 1718 sq ft / 159.6 sq m

For identification only - Not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		55 D
39-54	E		
21-38	F	30 F	
1-20	G		



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