

Andrew Grant
PRESTIGE & COUNTRY



Meadow Rise

Holt Heath, WR6 6LX



Meadow Rise

Witley Road, Holt Heath, WR6 6LX

5 Bedrooms 3 Bathrooms 2 Reception Rooms

“A spacious and versatile five-bedroom detached home set in mature gardens of approximately an acre, with generous interiors in a superb location...”

Scott Richardson Brown CEO

- Five-bedroom detached home with three reception rooms and gardens spanning approximately an acre.
- Expansive open-plan kitchen and dining area.
- Elegant main reception space with garden views and adjoining conservatory.
- First floor suite with bedroom, reception room and private bathroom.
- Generous mature gardens offering privacy and space for entertaining.
- Sweeping driveway with parking for multiple vehicles and double garage.
- Highly accessible location near Worcester, Ombersley and Droitwich.



2691 sq ft (250 sq m)



The approach

Meadow Rise is privately positioned behind tall hedging and mature trees, offering excellent privacy from the roadside. A new set of wooden gates opens onto a long gravelled drive that gently curves through landscaped lawns and colourful planting towards the house. The wide frontage and setback position create an impressive sense of arrival, with attractive views across the surrounding grounds as you approach the front entrance and garage.





The kitchen and breakfast room

This impressive kitchen is the heart of the home, designed for both family living and entertaining. It features underfloor heating, an extensive range of wooden units topped with granite work surfaces and a central island with integrated storage. High-end appliances include a range-style cooker with tiled splashback and concealed extractor, an American-style fridge freezer, double ovens, wine fridge and built-in microwave and coffee machine.





The room is brightly lit with multiple windows and two pendant lights above the island and dining area. A casual dining space is positioned to the rear, with French doors leading into the garden, making this a perfect place to gather throughout the seasons.





The utility

Located just off the kitchen, the utility room continues the cabinetry style and finishes of the kitchen and includes an additional sink, work surface, storage and built-in washing machine and tumble dryer. It's ideally positioned for laundry, muddy boots or everyday practicality, with direct access to the garden.



The living and dining room

The expansive main reception space includes both living and dining areas, creating a spacious and adaptable area for entertaining or relaxing. A feature fireplace with hearth and woodburning stove anchors the living area, which is filled with natural light from a large front facing window.





To the rear of the room there is ample space for a formal dining table and display furniture. French doors open onto the patio and rear garden, providing tranquil views. From here, French doors lead through to the conservatory.





The conservatory

Adjoining the living and dining area, the conservatory is fitted with blinds and a wood burning stove, providing a tranquil place to enjoy garden views throughout the year. French doors lead directly to the patio, making this space ideal for reading, morning coffee or evening relaxation.



The entrance hall

The entrance hall provides a warm welcome with its wood flooring, soft lighting and feature oak staircase. This space connects to both wings of the house and offers access to the principal ground floor rooms. A useful cloakroom is positioned down the hallway, ideal for guest use or family convenience.





The principal bedroom

The principal bedroom is generously proportioned, offering a peaceful outlook over the garden. Its size allows for a full suite of bedroom furniture, while still leaving ample floor space. This room enjoys good natural light through a French doors that leads out to the garden. Conveniently, it also has its own en suite bathroom, making it a practical and private retreat within the home.





The principal en suite

The en suite is stylishly appointed and well-proportioned, featuring a large corner shower enclosure with both rainfall and handheld shower heads. A fitted vanity unit spans the length of one wall, providing plentiful storage below a wide counter with inset basin and integrated LED mirror above. Open glass shelving adds further convenience for daily essentials. The room also includes a WC and a heated towel rail. A frosted window allows for both privacy and natural light.





The second bedroom

The second bedroom is a spacious double, positioned next to the principal bedroom. The room has a large window facing the rear garden, bringing in plenty of daylight. There is ample space for a double bed and additional furnishings, with the layout lending itself well to a variety of uses.



The third and fourth bedrooms

This front-facing double room has good proportions and a practical layout, it accommodates a double bed and additional furniture with ease. The window outlook creates a relaxing and bright space. The fourth bedroom is a versatile space situated adjacent to the third bedroom. A large window provides plenty of light and pleasant views, while its proportions make it ideal as a further bedroom, nursery or home office.





The family bathroom

The ground floor bathroom is exceptionally well-appointed with a freestanding bathtub, a large separate shower, WC and fitted vanity unit with twin inset basins. Half-tiled walls, Karndean flooring, chandelier and illuminated mirror complete the look. It is ideally located for family use and easily accessible from all ground floor bedrooms.







The fifth bedroom suite

Set on the first floor the fifth bedroom is a spacious and private room ideal for guests, older children or as an independent suite. The room enjoys elevated views and excellent natural light from both Velux windows. Its generous proportions easily accommodate a large bed, wardrobe and other furnishings. This level of privacy, combined with access to a dedicated bathroom and a large reception space on the same floor, gives this room real flexibility and long-term appeal.





The reception room

Also on the first floor is a generous reception room, currently arranged as a sitting room with space for large sofas and media units. Multiple windows provide views over the surrounding gardens, creating a bright and calm retreat.



The bathroom

Serving the fifth bedroom and the first-floor reception space, this bathroom is fitted with a bath, WC and basin built into a corner vanity unit. A Velux window draws in natural light and provides ventilation.





The garden

The lawned garden wraps around the property, offering wide open space bordered by mature hedging, ornamental shrubs and established trees. The generous plot extends to around an acre in total, creating a feeling of privacy and tranquillity throughout. The main lawn is positioned to the rear and side of the house, providing plenty of space for children to play or for garden structures if desired.



The patio

Directly accessible from the main living areas, conservatory and double garage, the paved patio is ideal for outdoor entertaining. This sunny terrace includes ample space for dining furniture and seating, with a built-in brick barbecue and preparation area perfect for hosting guests. The layout encourages a natural flow between indoor and outdoor living during warmer months.



The covered deck

To the rear of the kitchen and dining area is a raised decked terrace with a glazed canopy, providing a sheltered outdoor retreat in all seasons. This covered seating area is perfect for morning coffee, evening relaxation or enjoying views over the garden, and connects smoothly to the lawn and pathways beyond.





The greenhouse

Toward the edge of the plot is a more productive section of the garden, set out with gravelled pathways, raised vegetable beds and a large greenhouse. This area is ideal for kitchen gardening, plant propagation or simply enjoying the outdoors in a more hands-on way. There is also space for a bistro table and chairs, offering another quiet corner to enjoy the setting.





The driveway and parking

The gravelled driveway is generous and attractively laid out, offering easy turning space and parking for numerous vehicles. Its wide layout ensures practicality, with well-tended lawns and mature borders either side. The double garage offers two up-and-over doors and space for vehicles and workshop use, with loft storage above for added convenience. There is direct access to the rear garden, an outside WC for practical garden use and an EV charger.



Location

Meadow Rise is set on the edge of Holt Heath, a well-placed Worcestershire village surrounded by open countryside yet close to essential amenities. The village offers a traditional pub, active village hall and access to scenic riverside and woodland walks, including Shrawley Woods and the River Severn.

Nearby Hallow and Ombersley provide everyday facilities such as a village store, café and well-regarded primary schools. The historic town of Droitwich Spa is just six miles away, with supermarkets, leisure facilities and rail links. Worcester city centre is under seven miles and offers a wider range of shops, dining, cultural attractions and excellent schools including The King's School and RGS Worcester.

Holt Heath is in catchment for The Chantry School in Martley and benefits from easy access to several Ofsted-rated schools. Worcester also offers multiple independent and sixth-form options within reach.

Commuters are well served by the A443 and nearby A449 and M5, offering excellent road access to Birmingham, Hereford and the wider motorway network. Rail services from Worcester Foregate Street and Shrub Hill connect to Birmingham and London. Hartlebury station is around 5.5 miles away.

Services

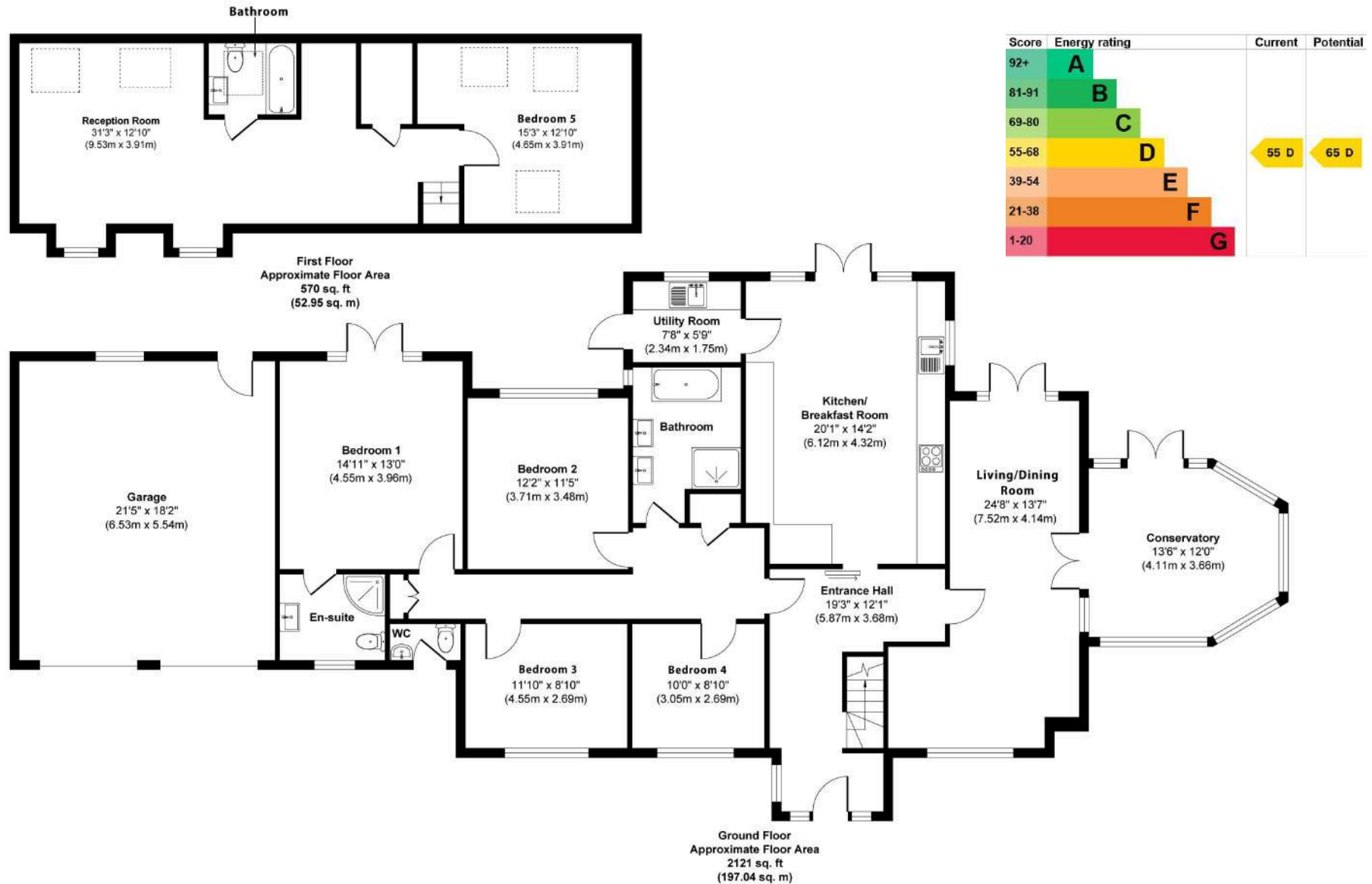
The property benefits from oil-fired central heating and mains electricity and water. Drainage is supplied via a new private sewerage treatment plant.

Council Tax

The Council Tax for this property is Band E



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Approx. Gross Internal Floor Area 2691 sq. ft / 249.99 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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