



Sandpitt Cottage, Grimley

Worcestershire | WR2 6LR

Sandpitt Cottage, Walton Lane, Grimley, Worcestershire, WR2 6LR

This fantastic opportunity is situated on the outskirts of the highly desirable village of Hallow, and Sinton Green, located within a mile of the City of Worcester. The village offers excellent connections with access to the M5 motorway via junction 5 (Droitwich) to those heading north and junctions 6 & 7 (Worcester) to the south. Malvern, the main focal point for the district, retains its Victorian grandeur with its listed railway station and Malvern Festival Theatre.

The newly opened Worcestershire Parkway Railway Station, situated to the east of Worcester and only 5 miles from the centre of the City, is intended to increase the capacity to London as well as reduce journey times. This has a significant impact on Worcestershire's accessibility to the capital and other regional centers.

PLEASE NOTE BUSINESS IS STILL AND WILL CONTINUE TO BE OPEN FOR BUSINESS.

A substantial detached property sat in circa 3 acres of land with A MULTITUDE OF COMMERCIAL UNITS AND OFFICE SPACE.

As well as the original front door to the cottage. The triple aspect living room has a stunning inglenook fireplace with another set of double doors leading out onto the decked area.

The first floor comprises of four double bedrooms all





The Italian Job



MoreForge



Packing and Glues



Concave



KNIFE BAR

MoreDrive



dual aspect allowing for plenty of natural light as well as all having built in wardrobes. The Master bedrooms benefits from built in wardrobes as well as en suite bathroom and decked terrace area.

Outside this property is brilliant. The decking surrounding the rear of the property has a hot tub and swimming pool all built in. The wrap around garden also allows for an abundance of plants and shrubbery and is mature.

The added benefit of this home is the amazing commercial aspect and possible business opportunity. A plethora of outside space is apparent from the moment you drive onto the driveway. Three office buildings with 2 Kitchenettes assist the multitude of storage and workshops that are located here. The ménage is currently used for a Dog Day care, however, can easily be utilized back as an equestrian facility.

Agent Notes: It should also be noted that there is a planning application (M/22/01519/FUL) in for a live/work unit.

Administrative Deposit:

Prior to issuing the Memorandum of Sale, Fox Town and Country Homes requires a £1,000.00 deposit payable by the purchaser. This will be reimbursed at the point of





completion. If you decide to withdraw from the purchase, this deposit may not be reimbursed and the deposit collected either in part or in full and retained by Fox Town and Country Homes to cover administration and remarketing costs of the property.
THIS IS REFUNDABLE UPON COMPLETION.

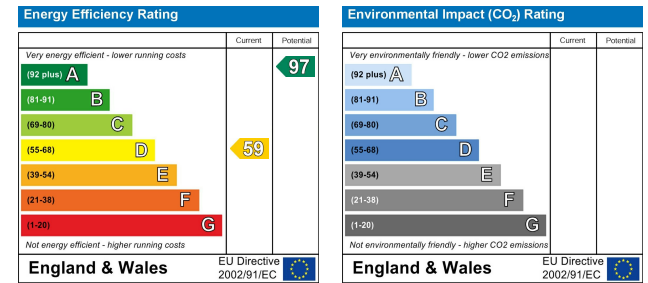




Sandpit Cottage, Walton Lane, Grimley, WR2 6LR



Total Approx Area: 230.0 m² ... 2475 ft² (excluding store, terrace)
 All measurements of doors, windows, rooms are approximate and for display purposes only.
 No responsibility is taken for any error, omission or mis-statement.
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
 The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



Tel: 01684 210950 and 01905 947640
 contact@foxtownandcountryhomes.co.uk
 39 Worcester Road, Malvern, Worcestershire, WR14 4RB

