



The White Cottage, Wadborough Road

Worcester | | WR5 2QE

The White Cottage, Wadborough Road, Worcester, WR5 2QE

- Stunning detached cottage situated in the heart of Littleworth Village – 2,958 sq ft (274.9 sq m) Approx.
 - Gated and private driveway offers unparalleled privacy and security.
 - Magnificent views of the Malvern Hills in the distance
 - Four spacious reception rooms exuding charm and character.
 - Features include flagstone floors, character doors, and fireplaces.
 - Contemporary farmhouse kitchen with Rayburn and modern amenities
 - Bespoke catering to the cook of the house with granite worktops and stone floor
 - Utility room adjacent to the kitchen with storage units and stable door
 - Meticulously designed ground floor wet room for practicality and style
 - Family bathroom servicing three bedrooms, with the fourth, master bedroom having en-suite facilities.
 - Balcony with fantastic views over gardens, vineyard, and the Malvern Hills
 - Garden room for year-round enjoyment and entertaining.
 - Private vineyard producing red, white, and sparkling English wines.
 - Vibrant community in Littleworth Village with local amenities nearby
 - Easy access to rail and motorway communications including Worcestershire Parkway and the M5 within 5 minutes drive.
 - Excellent local schools such as NJK Junior School, Pershore High and Kings School
 - Detached double garage and home office/workshop with storage above offering versatile usage.
 - Ample car parking provided alongside the garage.
 - Gardens of approximately one acre including Vineyard
- <https://youtu.be/tF2j74KvkkY>





Fox Town and Country Homes

A stunning, detached cottage situated in the heart of Littleworth Village. As you approach, a gated and private driveway welcomes you to this unique family home, offering unparalleled privacy and security.

The White Cottage boasts uninterrupted views over fields with the magnificent views of the Malvern Hills standing tall in the distance, providing a breathtaking and ever-changing backdrop to your daily life.

Whether you're enjoying a morning coffee on the patio or unwinding with a glass of wine in the evening from the balcony, the panoramic vistas will never fail to captivate you. A home that exudes charm and character, immerse yourself in the warmth and comfort of four spacious reception rooms, each having unique features that add to the allure of this stunning property. Exposed flagstone floors, character doors and fireplaces, create a sense of nostalgia and elegance in every corner of this residence, from cosy evenings by the fire to lively gatherings with friends and family.

The contemporary farmhouse kitchen, complete with Rayburn and fully equipped with modern amenities. The kitchen is bespoke made; designed with the cook of the house in mind, this kitchen is spacious, with exposed ceiling beams, Belfast sink, granite worktops and stone floor. Adjacent to the kitchen is the utility room, complete with storage units and a stable door to the side access.

The ground floor wet room has been meticulously designed with both practicality and flair in mind, offering convenience and style for residents and guests alike. Meanwhile, the family bathroom serves three of the four bedrooms, providing comfort and functionality for the whole family, whilst the master bedroom boasts its own private en-suite facilities. From the master bedroom French windows open onto a balcony which has fantastic views over your gardens, vineyard, and to the Malvern Hills.





Fox Town and Country Homes

Take in your private gardens all year round from the comfort of the garden room; this versatile space offers the perfect setting for entertaining and relaxation, whatever the season. The White Cottage also features its own vineyard (approximately 300 vines) producing a bountiful crop of red, white, and sparkling wines. Indulge in the fruits of your own labour, made right on your doorstep.

While The White Cottage offers unparalleled privacy, it is far from isolated. Littleworth Village is a vibrant community and local amenities are just a stone's throw away. Enjoy the best of both worlds – the peace and quiet of semi-rural living, with easy access to excellent rail and motorway communications i.e. Worcestershire Parkway and the M5. Effortless travel to nearby towns such as Pershore, Evesham and Worcester City centre. Excellent local schools:- NJK Primary, Pershore High and The Kings School being one of the oldest schools in Worcester to name a few.

For those who work from home or pursue creative endeavours, the detached double garage is complete with a home office/workshop on the ground floor with ample multi purpose storage above. Extensive car parking is provided alongside the garage, ensuring convenience for residents and visitors.

- Mains Water
- Mains Electricity
- Oil Central Heating
- Mains Drainage
- Wychavon - Council Tax Band E
- EPC - E

Administrative deposit:

Fox Town and Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. 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 re-marketing costs of the property.

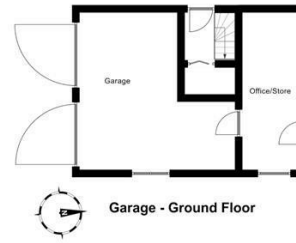




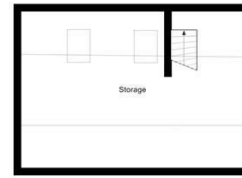
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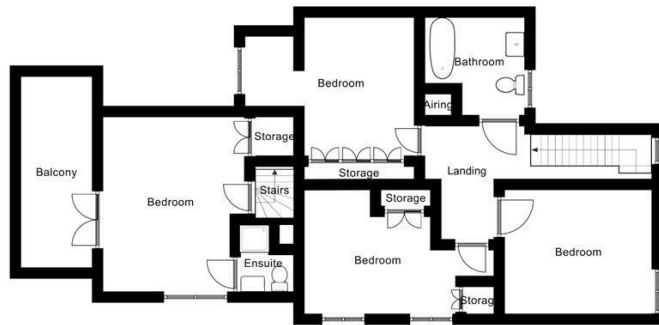
Ground Floor
1614 sq ft (150.0 sq m) Approx.



Garage - Ground Floor



Garage First Floor



First Floor
1344 sq ft (124.9 sq m) Approx.

Total Approx Area 2958 sq ft (274.8 sq m) Approx

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such for any prospective purchaser.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	47	77
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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