



Holt

Worcester |

**FOX**   
TOWN &  
COUNTRY  
HOMES

## Holt, Worcester,

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- Beautifully presented family home with spacious accommodation spanning 2293 sqft
- Situated in an idyllic country setting.
- Inviting sitting room with log burner. perfect for chilly evenings
- Elegant dining room with double doors opening to stunning gardens
- Well-designed kitchen with a focus on functionality and contemporary style
- Conservatory leading to picturesque gardens, ideal for year-round enjoyment
- Additional features on the ground floor include a utility room and convenient cloakroom
- Versatile layout with a separate study or extra bedroom to meet your specific needs
- First floor offers three generous double bedrooms, one en-suite, and a stylish family bathroom
- Fabulous master bedroom suite on the third floor, complete with en-suite bathroom
- Private and well-designed gardens with lawns, flower beds, and evergreens for year-round color
- Spacious patio area for entertaining
- Garage with personal door and ample parking on a gravelled driveway
- Within walking distance to a fabulous pub by the River Severn.
- Stunning views from the top room of the river.
- Chantry School catchment

Welcome to this beautifully presented family home, offering spacious accommodation spanning 2293 sqft. Situated in an idyllic country setting, and beautifully presented throughout, offering elegant and versatile accommodation arranged over three floors.





As you enter through the entrance hallway, you will be immediately drawn to the principal reception rooms. The inviting sitting room has solid Oak floors, featuring a log burner is the perfect space to relax and unwind. Connected to the sitting room is the elegant dining room, boasting double doors that open up to the stunning landscaped gardens, creating a seamless indoor-outdoor flow.

The kitchen, designed with the chef of the house in mind, offers a contemporary and well-thought-out layout. Fitted appliances and ample storage space.

Adjacent to the kitchen, you will find the conservatory/garden room that leads you to the picturesque gardens, allowing you to enjoy and entertain all year round. Additionally, the ground floor also features a utility room and a convenient cloakroom.

This home is designed to be versatile, offering a separate study or an extra bedroom, providing ample space to meet your specific needs.

Moving upstairs, the first floor boasts three generous double bedrooms, one of which is en-suite, offering a private retreat at the end of a busy day. The remaining two bedrooms are serviced by a stylish family bathroom, exuding both functionality and style.

Continuing to the third floor, you will discover a fabulous master bedroom suite, complete with its own en-suite bathroom. This luxurious space is thoughtfully designed to provide the ultimate sanctuary, offering privacy and comfort.

Step outside and be greeted by the private and well-designed gardens. The majority of the outdoor space is laid to lawn, enclosed by panelled fencing, ensuring privacy. Spring and summer flower beds, along with evergreens, provide colour throughout the year. The spacious patio area is perfect for entertaining.





Convenience is key, as this property includes a garage with a personal door, allowing easy access, and ample parking on a gravelled driveway.

From the moment you step foot into this lovely home, you will be struck by the attention to detail and thoughtful design. With country walks on your doorstep, spectacular river views and a countryside setting, this property offers a lifestyle that is second to none.

Mains Water - Mains Electricity - Oil - Septic Tank - Council Tax Band F

Holt is a rural location, however, it is conveniently situated. The A443 leads to Worcester City Centre and to the M5, with access to Birmingham, M42, M40 and South to Cheltenham, The Cotswolds and Bristol. The Holt Fleet Public House is within walking distance, Checketts of Ombersley with its cafe and fine produce, Broomfields Farm Shop, Ombersley Medical Centre and Dentist. Ombersley First School, Grimley and Holt C of E outstanding and private schooling all within catchment. Catchment area for Chantry School.

Worcester (7.3 miles) (London Paddington from 2 hours).  
M5 (J5) 8.3 miles, Droitwich Spa (6.9 miles), Birmingham (28.5 miles), Cheltenham (33 miles).  
All mileages are approximate.

#### 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. **THIS IS REFUNDABLE UPON COMPLETION**





3, Holt Castle Drive, Holt Heath, WR6 6NJ



Ground Floor  
 Total Approx Area: 187.0 m<sup>2</sup> ... 2013 ft<sup>2</sup> (excluding conservatory, garage)  
 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.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>		<b>90</b>	(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>		<b>56</b>	(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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