



2 Main Street  
Wick | Worcestershire

## 2 Main Street, Wick, Worcestershire

### **\*\*Dorinda Cottage: A Victorian Gem in the Heart of Wick\*\***

- Striking Victorian residence in the charming village of Wick
- Unique blend of character and modern properties
- Ample parking on a gravelled driveway
- One of only two standout Victorian homes
- Generous kitchen breakfast room accommodating a table for six
- Stylish wall and base units with dark wood effect worktops
- Tiled floor and ceiling downlights creating a bright atmosphere
- Seamless transition to one of the sitting rooms with an open fireplace
- Double patio doors leading to a private rear garden
- Additional sitting room with a stunning bay window
- High ceilings and a cosy log-burning stove
- Convenient utility and cloakroom on the ground floor
- Three generously-sized double bedrooms on the first floor
- Family bathroom
- Large Attic having further potential
- Mature and private gardens
- High hedges, mature trees, and vibrant flower beds
- Move in quickly no above chain

Within walking distance of Pershore Town centre which is situated on the River Avon, approximately 10 miles from Worcester and 6 miles from Evesham. Pershore can be reached direct by rail from London Paddington or via Worcester from Birmingham and the North. There are also good bus connections and Junction 7 of the M5 motorway is only 7 miles.

Pershore is an unspoiled, picturesque Market Town, famed for its elegant Georgian architecture and magnificent Abbey. It is surrounded by beautiful countryside and picturesque villages and is a haven for cyclists and ramblers. Pershore is renowned for its independent shops which offer the discerning shopper an extensive range of purchases. It also has many specialist shops, an undercover market and welcoming pubs and restaurants.



*Fox Town and County*



Dorinda Cottage, a striking Victorian residence set in the charming village of Wick. Known for its eclectic mix of character and modern properties, Wick offers a unique setting for this lovely home that perfectly blends traditional charm with contemporary living. As you approach Dorinda Cottage, the gravelled driveway provides ample parking for you and your guests. This splendid Victorian home is one of only two residences that truly stand out on the road, capturing the essence of the era.

The heart of this home is undoubtedly the spacious kitchen breakfast room, designed to accommodate a table for six, perfect for family gatherings or entertaining friends. Featuring stylish wall and base units, dark wood effect worktops, and a tiled floor, this kitchen exudes character and warmth. The ceiling downlighters create a bright and inviting atmosphere.

The kitchen seamlessly opens to the sitting room, where you'll find a tiled floor and a charming open fireplace, perfect for cosy evenings. Double patio doors provide direct access to the private rear garden, allowing natural light to flood the space.

At the front of the property, a further sitting room awaits, featuring a stunning bay window that floods the room with light. High ceilings are indicative of the Victorian era, and a log-burning stove adds a touch of warmth and elegance. An adjacent utility and cloakroom on the ground floor offer added convenience.

On the first floor, you'll discover three generously-sized double bedrooms, providing ample space. A family bathroom serves this floor, ensuring comfort for all. A further flight of stairs leads to an attic room, perfect for storage.

The mature and private gardens, laid to lawn and bordered by high hedges and mature trees. Spring and summer flower beds add colour creating a lovely outdoor space.





Agents Note - Grant of Probate has not been finalised but expected in late 2024

Mains Water - Mains Drainage and Electricity - Mains Gas - Tax Band D - to be confirmed

**Administrative Deposit:**

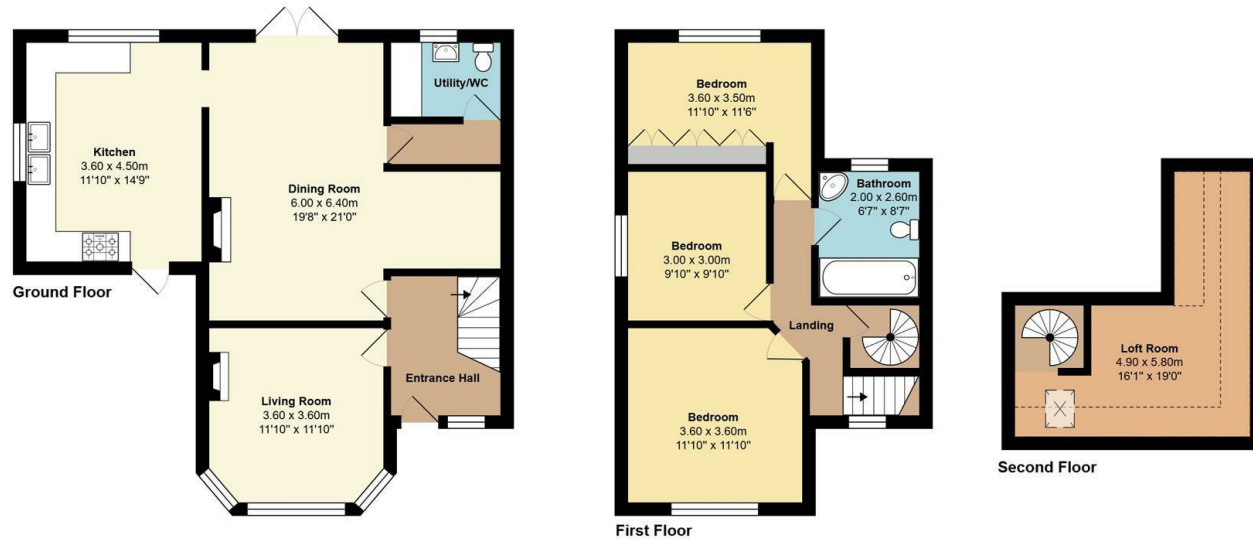
Fox Town and Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full and retained by Fox Town and Country Homes to cover administration and re-marketing costs of the property.



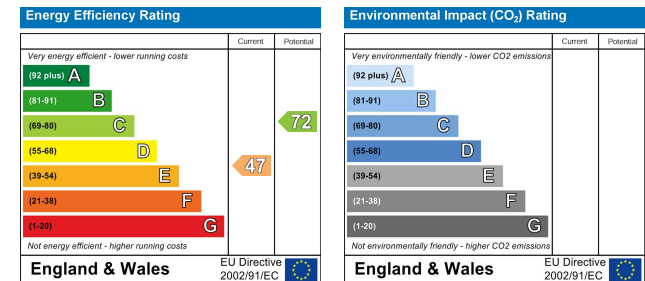
*Fox Town and Country Homes*



2, Dorinda Cottage, Main Street, Wick, WR10 3NU



Total Approx Area: 134.0 m<sup>2</sup> ... 1443 ft<sup>2</sup>  
 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.



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