



Allan Morris
estate agents

Whitbourne, Worcestershire.

Wheatcroft, Whitbourne, Worcestershire. WR6 5RT

Features

- Stunning character Grade II Listed Cottage
- Generous extended accommodation
- 4/5 Bedrooms
- Unrivalled idyllic rural location
- Stunning gardens totalling approx. 0.41 acres
- Popular school catchment

A beautifully presented and deceptively spacious extended five bedroom Grade II Listed Cottage, enjoying glorious gardens of approximately 0.41 acres and enjoying the most idyllic and rural location yet well placed for quick easy access back to the city of Worcester and motorways and rail links direct to London and Birmingham. (What 3 Words: blip.roosters.flops)

Accommodation briefly comprises: Reception Hall/Dining Room, Breakfast Kitchen, Living Room, Conservatory, two downstairs Bedrooms and Shower Room: There are 2 separate first floor areas: The 1st part: Landing, two Bedrooms and Bathroom. On the 2nd part: Spacious Studio and further Bedroom.

Outside: Generous driveway providing parking for several vehicles, double Garage with storage over and glorious well tended gardens adjoining open countryside, with far reaching views in all directions.

LOCATION:

The property is situated in the popular village of Whitbourne, offering a number of amenities to include Public House, Village Hall, Church and Community Shop. Close by is the village of Knightwick, offering a respected Doctor's Surgery, Butcher's and further Public House. The village is located within easy reach of the City of Worcester and the Towns of Malvern, Bromyard and Tenbury Wells. There is easy rail access direct to London at Malvern and Worcester. The village also benefits from falling into catchment for the highly rated Chantry Secondary School.





Directions:

Leaving Worcester on the Leominster Road proceed for approximately 6 miles, turning right signposted towards Whitbourne. Continue through the village of Whitbourne and down the hill. On crossing the brook follow the road around to the left. Continue along for a short while, where Wheatcroft can be found on the right hand side, as indicated by our For Sale board. The property is approached via a long driveway.

What 3 Words: [blip.roosters.flop](https://www.blip.roosters.flop)

WAM 6978



Useful Information:

Tenure: Freehold

EPC Rating: Grade II Listed

Council Tax Band: F



DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

General Information:

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. **MEASUREMENTS:** Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully. **FIXTURES AND FITTINGS:** All items not specifically mentioned within these details are to be excluded from the sale. **SERVICES:** Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these, or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

Floorplan Measurements:

RECEPTION HALL / DINING ROOM:
17'1" x 8'1"

CONSERVATORY:
15'6" maximum x 13'4" maximum

BREAKFAST KITCHEN (L Shaped):
22'0" max 8'1" min x 16'4" max 10'9" min

LIVING ROOM:
23'7" x 11'0"

BEDROOM 1:
12'7" x 10'6"

BEDROOM 3:
13'0" max (to rear of wardrobe) x 9'6"

BATHROOM:
10'11" x 6'11" maximum 4'4" minimum

BEDROOM 4:
14'0" x 9'5"

SHOWER ROOM:
7'0" x 6'11"

BEDROOM 2:
13'0" x 8'11"

BEDROOM 5:
10'9" maximum (floor height) x 9'3"

STUDIO:
17'4" x 14'2"

DOUBLE GARAGE:
18'9" x 18'5"

Contact us:

Address:
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