



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Macefield House, Worcester Road, Great Witley, Worcestershire. WR6 6HR

£450,000

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Originally the old Post Office, this three/four bedroom semi detached period property offers stunning views to front and rear, huge potential and flexibility with ample parking, garaging and a variety of flexible rooms.

Accommodation: Porch Area with Utility/Laundry Room off, Kitchen with Aga, Breakfast Room, large Sitting Room, Dining Room/2nd Reception, 3rd Reception with French doors to garden, Office. First floor: Large Master Bedroom with En-Suite, two further Bedrooms and Family Bathroom. Second floor: Two useful Rooms/Bedroom 4.

Outside: To the front is parking and access to main front door and side gate. The rear of the property is approached by long driveway to double Garaging, ample parking, patio and superbly appointed garden with ornamental pond and views to the rear.

Kitchen Area - 5.1m x 2.8m (16'8" x 9'2")

Breakfast Area - 3.8m x 3.6m (12'5" x 11'9")

Laundry/Utility Room - 3.5m x 2m (11'5" x 6'6")

Sitting Room - 6.2m x 4.8m (20'4" x 15'8")

Dining Room - 7m x 3.5m (22'11" x 11'5")

3rd Reception Room - 6.4m x 3.4m (20'11" x 11'1")

Office - 2.8m x 2.5m (9'2" x 8'2")

Master Bedroom - 6.2m x 4.7m (20'4" x 15'5") **En-suite** - 2.7m x 1.9m (8'10" x 6'2")

Bedroom 2 - 4.5m x 3.1m (14'9" x 10'2")

Bedroom 3 - 4m x 4m (13'1" x 13'1")

Bathroom - 3.6m x 2.7m (11'9" x 8'10")

Room 1 - 5.2m x 3m (17'0" x 9'10") **Room 2** - 3.6m x 3m (11'9" x 9'10")





Total area: approx. 297.0 sq. metres (3197.0 sq. feet)
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.

- 3/4 bedroom semi detached
- Dining Room with open period property
- Sitting Room with inglenook fireplace with original beams
- Large Master Bedroom with En-Suite & built in wardrobes
- Sought after village location
- Lying within Chantry High School catchment
- Parking & garaging
- Views to front & rear
- Offering much potential
- Council Tax Band: C

