



**Allan Morris**  
estate agents

**Well Lane, Little Witley,  
Worcester**

**Pippins, Well Lane, Little Witley, Worcester.  
WR6 6LN**

- Modern detached family home
- Spacious immaculately presented accommodation
- Large Kitchen/Dining Room with bi-fold doors
- Spacious Lounge with wood burning stove
- 4 Bedrooms (2 with Juliette balconies & 1 with En-Suite Shower Room)
- Double garaging & private mature gardens enjoying a westerly rear aspect

A modern extended, detached family home, offering immaculately presented and spacious accommodation, situated in an enviable semi rural village location, enjoying open views over surrounding countryside in a westerly direction.

Accommodation comprising: Reception Hall, Lounge, Kitchen/Dining Room, Utility Room, Cloakroom, Four Bedrooms (two with Juliette balconies and the main Bedroom with En-Suite Shower Room) and a Family Bathroom.

Outside: To the front of the property is a predominantly lawned frontage with mature shrub beds and borders. A gravelled driveway provides off road parking for up to 3 cars as well as double Garage and gated pedestrian to either side of the property and front door. To the rear is an enclosed predominantly lawned garden with mature shrub beds and borders, outside courtesy lights, outside cold water tap, far reaching views over open countryside in a westerly direction. To one side of the property is paved/gravelled patio area providing a secluded seating, entertaining space.

**LOCATION:** Situated on the edge of the sought-after village of Little Witley to the north-west of Worcester. The location falls within the Chantry High School catchment and provides easy access to the City of Worcester and national road and rail networks.





## Directions

From Worcester proceed in a north westerly direction along the A443 for approximately 8 miles, passing through the villages of Hallow and Holt Heath. Upon reaching Little Witley take the first turning left onto Well Lane, after a short distance Pippins will be found on the right hand side.

What3Words: longingly.stoves.counts

WAM 7663

## Useful Information

Tenure: Freehold

EPC Rating: D

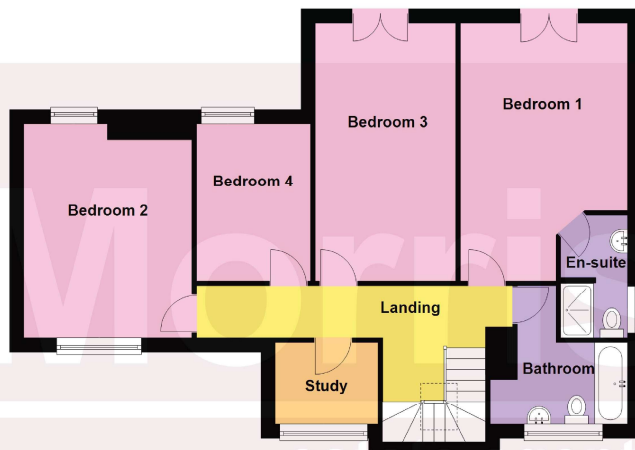
Council Tax Band: F

PRICE: £735,000



**Ground Floor**  
Approx. 122.0 sq. metres (1313.3 sq. feet)

**First Floor**  
Approx. 87.0 sq. metres (936.5 sq. feet)



Total area: approx. 209.0 sq. metres (2250.1 sq. feet)

## Floor Measurements

**Kitchen/Dining Room** - 6.68m x 6.64m (21'10" x 21'9")

**Lounge** - 4.54m x 6.1m (14'10" x 20'0")

**Utility** - 2.09m x 2.92m (6'10" x 9'6")

**W.C.:** - 2.81m x 1.43m (9'2" x 4'8")

**Bedroom 1** - 5.47m x 3.55m (17'11" x 11'7")

**Bedroom 2** - 4.54m x 3.58m (14'10" x 11'8")

**Bedroom 3** - 5.47m x 2.99m (17'11" x 9'9")

**Bedroom 4** - 3.33m x 2.42m (10'11" x 7'11")

**Study** - 1.73m x 2.19m (5'8" x 7'2")

**Bathroom** - 2.94m x 2.92m (9'7" x 9'6")

**Double Garage** - 5.68m x 4.86m (18'7" x 15'11")

Address:  
32 Sidbury, Worcester, WR1 2HZ