



Allan Morris
estate agents

**Willow Road, Martley,
Worcestershire.**

The Cottage, Willow Road, Martley, Worcestershire. WR6 6PS

Features:

- * 4 Bedroom detached property
- * Characterful features
- * Mostly updated throughout
- * Sitting on a large plot of approximately 1.25 acres
- * Detached double Garaging
- * Large Potting Shed/Studio
- * Generous gardens and substantial patio area

Situated within this sought after area, this four bedroom detached property offers much scope and further potential.

Accommodation briefly comprises: Approached from the rear, with superb oak Porch leading into Utility, with double Belfast style sinks, stable style door, integrated freezer, stone flooring and leading into Kitchen, with integral oven and fridge, Inner Hallway with separate W.C. and Snug/Office, with views over garden and beyond, Dining Room with beamwork and stone flooring, through to superb Sitting Room with Inglenook fireplace and wood burner, beamwork, doors to rear patio and garden and door to front elevation. On the first floor: Landing with exposed beamwork, superb Master Bedroom with dual aspect windows, with Velux to the rear over garden and countryside beyond, exposed beamwork, 2 further Bedrooms with exposed beamwork (1 with fitted open wardrobes and drawers), further single Bedroom with Velux to side elevation and Family Bathroom with separate shower and access to large eaves storage.

Outside: The front of the property is accessed via double opening 5 bar gates, leading onto ample parking and detached double Garage. To the rear of the Garage is a large Potting Shed/Studio, with pitch tiled roof (ideal for entertaining, if required). The property to the front has a lawned area and large entertaining patio, which continues to the side and rear of the property. The rear of the property is of particular note, having far reaching views and a large garden laid to lawn (ideal for further landscaping, etc.).

LOCATION:

The property is situated close to the sought after village of Martley, benefiting from excellent local schooling, Village Shop and The Crown Public House, together with easy access into Worcester City and major transport links.





Directions

From Worcester City centre proceed on the A443 Henwick Road and turn right onto the B4204 Martley Road. Continue on this road for approximately 5 miles before turning left into Willow Road and continue along, where 'The Cottage' can be found on the right hand side.

What3Words: atlas.eager.foot

WAM 7723

Useful Information

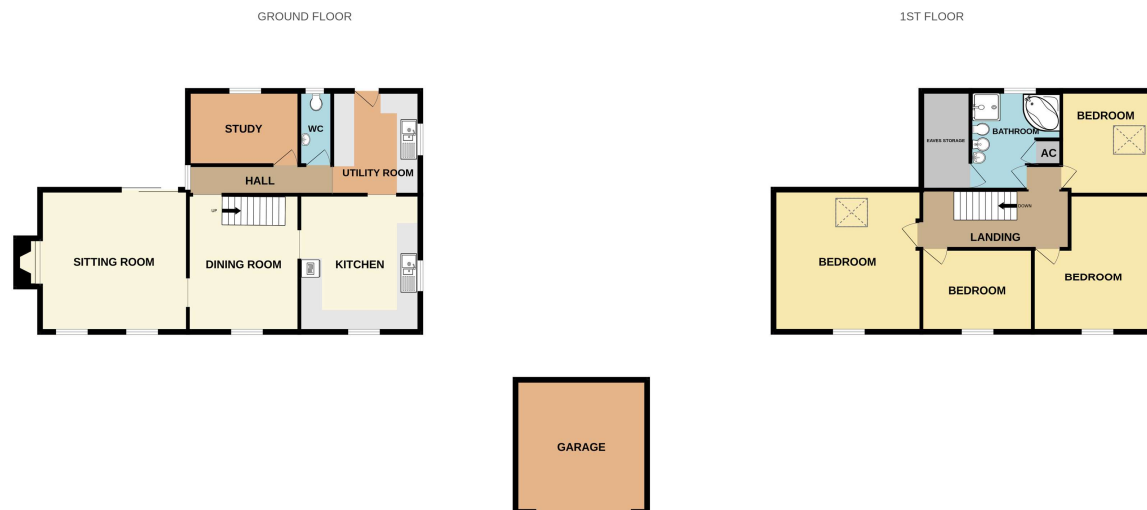
Tenure: Freehold

EPC Rating: E

Council Tax Band: F

OFFERS OVER: £ 750,000





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and 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 their operability or efficiency can be given.
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Floorplan & Measurements:

Kitchen: - 4.4m x 3.9m (14'5" x 12'9")

Utility: - 3.3m x 2.8m (10'9" x 9'2")

Dining Room: - 4.6m x 3.6m (15'1" x 11'9")

Sitting Room: - 5.8m x 4.5m (19'0" (back of Inglenook) x 14'9")

Study - 3.53m x 2.35m (11'6" x 7'8")

Master Bedroom: - 4.7m x 4.5m (15'5" x 14'9")

Bedroom: - 3.6m x 2.6m (11'9" x 8'6")

Bedroom: - 4.4m x 4m (14'5" x 13'1")

Bedroom: - 3.3m x 2.7m (10'9" x 8'10")

Family Bathroom: - 3.4m x 2.9m (11'1" x 9'6")

Potting Shed / Studio: - 4m x 2.9m (13'1" x 9'6")

Double Garage: - 5.7m x 5.2m (18'8" x 17'0")

Address:
32 Sidbury, Worcester, WR1 2HZ

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 our 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 advised to verify all the dimensions carefully. Fixtures & 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.