



Allan Morris
estate agents

Little Witley, Worcestershire

Dodoak, Little Witley, Worcestershire. WR6 6LG

- Substantial five bedroom Georgian country house
- Grade II Listed
- Sympathetically renovated with original features
- Spacious & flexible accommodation
- Superb Kitchen/Breakfast/Family Room leading to courtyard
- 2 Bathrooms
- Ample parking, large pleasant gardens, patio & courtyard

A wonderful opportunity to acquire a substantial five bedroom attached country home, situated within easy reach of Worcester City, schooling and major transport links. The property offers substantial well finished and updated flexible accommodation, together with parking, garaging and outside entertaining space.

Ground floor accommodation comprising: Main Entrance Hall with storage, Reception Room/Office with open fireplace, Dining Room/Reception with bay window with shutters and flagstone flooring, woodburner and French doors leading to garden. Downstairs Cloakroom and inner Hallway leading to Boot Room with access to front garden and rear courtyard. Further doorway into Utility/Laundry Room. Access from Hallway into superbly appointed open plan Kitchen/Breakfast/Family space, fitted in a modern style with some integrated appliances, large central breakfast bar area, further built in storage, space for further appliances, built in larder/coffee station, double doors to courtyard garden, flagstone flooring, further small inner Hallway with access to further storage/larder pantry area and further access to Cellar. Superb Sitting Room with bi-fold doors to side elevation and large entertaining patio, woodburner, second staircase to first floor.





First floor accommodation comprising: Bedroom 1 with walk in wardrobes and further wardrobe, shutters and feature fireplace, Bedroom 2 with feature fireplace and shutters, Family Bathroom with wooden flooring overlooking courtyard, with free standing roll top bath, separate large walk-in shower cubicle, contemporary wall mounted sink with W.C. and feature cast iron fireplace, Bedroom 5 overlooking courtyard and Family Shower Room with large walk-in shower cubicle. From the Landing steps down to Bedroom 4 with part wood panelling to wall, wooden flooring, built in wardrobe and feature fireplace. Further Bedroom 3 with wood flooring, feature fireplace and stairs returning down to Sitting Room. From landing stairs rise to second floor to Family Room/potential Bedroom with initial Study Area. Leading into main room with vaulted ceiling, beamwork, velux sky lights and further glazed panel to the front elevation, exposed feature fireplace.

Outside: The property is approached by a gravelled driveway with gated access leading to a detached double Garage/Workshop with path to lawned main area, with seating and continuing around to the far side of the house to a large patio and entertaining area, with raised planters to include lavender and olive trees. The front of the property has a wisteria vine and further mature planting, offering a high degree of privacy.



LOCATION:

Situated in 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 City centre proceed out along the A443 Hylton Road, continuing into Henwick Road. Pass through the villages of Hallow and continue along for approximately one mile and turn right just after Top Barn Farm and through Holt. Continue along and turn right onto the B4196 towards Shrawley into the village and then take a left hand turn into Church Lane for approximately one mile, where the property will be found on the righthand side, as indicated by our For Sale board.

WAM 7754





USEFUL INFORMATION:

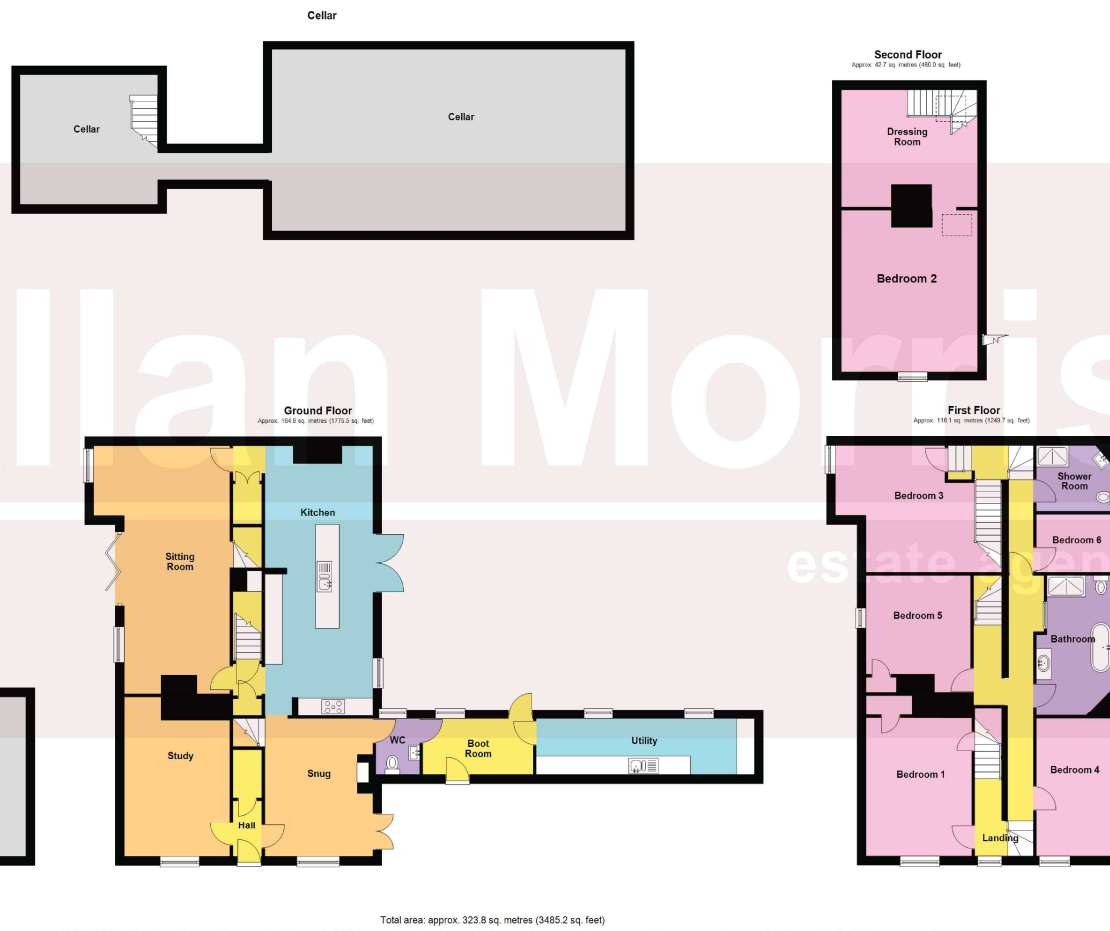
Grade II Listed

Tenure: Freehold

Council Tax Band:

Offers in the Region of £850,000





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 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.

Floorplan & Measurements:

Reception/Office - 5.3m x 3.6m (17'4" x 11'9")

Dining Room/Reception - 4.7m into bay x 3.7m (15'5" x 12'1")

Boot Room - 3.8m x 2.1m (12'5" x 6'10")

Utility/Laundry Room - 7.2m x 1.5m (23'7" x 4'11")

Open plan Kitchen/Breakfast/Family Room - 8.9m x 3.8m (29'2" x 12'5")

Larder/Pantry - 2.9m x 0.9m (9'6" x 2'11")

Sitting Room - 8.3m x 4.7m (27'2" x 15'5")

Bedroom 1 - 4.5m x 3.7m (14'9" x 12'1")

Bedroom 2 - 4.6m x 2.7m (15'1" x 8'10")

Bathroom - 4.6m x 2.7m (15'1" x 8'10")

Bedroom 5 - 2.8m x 1.9m (9'2" x 6'2")

Shower Room - 2.9m x 2m (9'6" x 6'6")

Bedroom 3 - 4.6m x 4m (15'1" x 13'1")

Bedroom 4 - 4m x 3.5m (13'1" x 11'5")

Family Room/potential Bedroom - 4.8m x 4m (15'8" x 13'1")

Contact us:

Address:

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