



Plum Tree Cottage, Martley, Worcestershire

G HERBERT
BANKS

EST. 1898

Plum Tree Cottage
Prickley Green
Martley
Worcestershire
WR6 6QQ

A very charming listed cottage in a lovely position.

Splendid rural area close to Martley and Wichenford.

Entrance porch, hall, dining room, sitting room with inglenook fireplace and well-appointed kitchen.

Landing with Study area. 2 double bedrooms, bathroom.

In all about 987 sq.ft.

Gorgeous large gardens, various outbuildings and parking.

Situation

Plum Tree Cottage is situated in a quiet country lane in the much-favoured hamlet of Prickley Green. The villages of Martley and Wichenford both lie a short driving distance away.

Martley has an extensive range of amenities including a village store/post office, garage, active village hall and playing field. Lying within the catchment of the highly regarded Chantry senior school and St Peters Church.

The Cathedral city of Worcester is about 7 miles distant with its extensive range of facilities including direct services to London and Birmingham. There is M5 motorway access via junctions 5 at Wychbold and 6 & 7 to the north and south of the city.

Description

A real chocolate box Grade II listed detached cottage with more modern extension. It was rethatched for the present owners in 2009. The accommodation is very well presented with many exposed timbers and handmade (some partially glazed) oak doors.

An entrance porch with oak floor leads directly into the hallway with understairs cupboard.

Twin oak glazed doors off the hall lead to the attractive dining room with stairs to the first floor with useful cupboard. Beyond this is the charming, well proportioned sitting room with inglenook open fireplace and bread oven.

An attractive feature is the lovely country kitchen with locally hand made painted units (by Pineland Cleobury Mortimer) Granite working surfaces over, Rangemaster electric range cooker in tiled surround, Hotpoint dishwasher, integral fridge and ceiling spotlights.

First floor landing with study area, 2 double bedrooms and well fitted bathroom with shower over the bath.



Outside

Front gravel parking for at least 2 cars with path and steps leading to the cottage.

Beautiful Mature Gardens

These are supremely attractive with expansive lawns, a feature pond and kitchen garden with raised beds and greenhouse. There are very well-established plant and shrubbery beds, a variety of trees and a side terrace with southerly aspect.

Useful range of sheds, attractive summer house and workshop adjoining the cottage.

The gardens partially adjoin cider orchards.

GENERAL INFORMATION

Services

Mains electricity and water. LPG central heating. Private drainage.

Local Authority

Malvern Hills District Council Tel: 01684 862151

Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Viewing

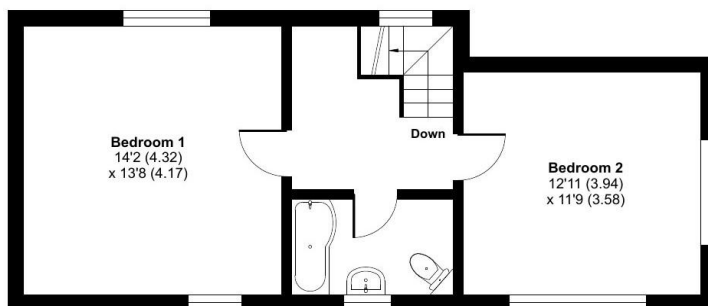
Via the Sole Agent's Great Witley Office Tel: 01299 896968.

Directions

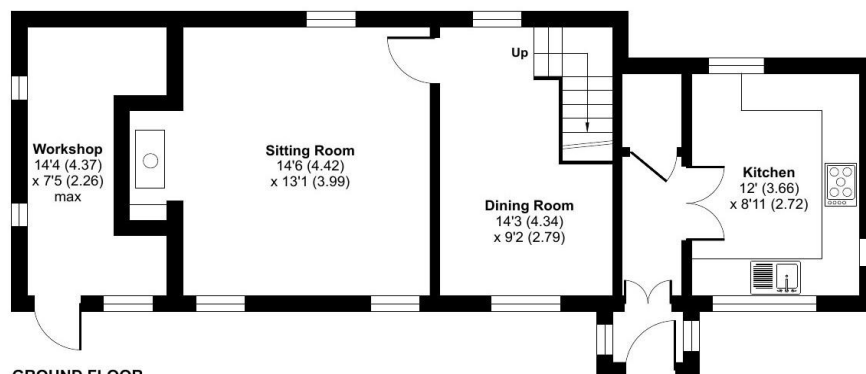
From Worcester take the B4204 signposted to Martley. Upon reaching the village turn right opposite the garage and store and then the next right onto the B4197 towards Great Witley. Take a right-hand turn into Horn Lane and a left-hand turn into Prickley Green. The property will be seen ahead on the right-hand side.



Approximate Area = 987 sq ft / 91.6 sq m
 Outbuilding = 108 sq ft / 10 sq m
 Total = 1095 sq ft / 101.6 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017

In order for us to legally comply with these regulations, we are obliged to obtain satisfactory evidence of identity and the source of funds before a sale can be reported. The checks will be carried out through CREDAS, and a non-refundable charge to each buyer (to include a private lender of funds) of £48 (inclusive of VAT) will be charged.

**G HERBERT
BANKS**

EST. 1898

01299 896 968
info@gherbertbanks.co.uk
www.gherbertbanks.co.uk

The Estate Office, Hill House
 Great Witley, Worcestershire WR6 6JB



AGENTS NOTE The Agents would stress that these particulars have been written as a guide to the prospective purchaser and that measurements are approximate. If a prospective purchaser requires clarification on any point mentioned within these particulars they are asked to contact the Agents. The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor the Agents of the Vendor, are responsible for any such faults or defects or for any statements contained in the general remarks, summaries or particulars of sale of the property prepared by the said Agents. The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance of any of the said statements, that he has satisfied himself as to the correctness of each of the statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or the said Agents in relation to, or in conjunction with, the property. The plan and quantities are based on the last Ordnance Survey sheets as revised by the Agents. Where fields or enclosures have been divided, the areas have been estimated by the Agents and the quantities are believed to be correct and shall be so accepted by the purchasers. G Herbert Banks LLP is a limited liability partnership registered in England and Wales with registered No. OC344076. G Herbert Banks LLP is a member of The Property Ombudsman.

