



40 The Glebe
Great Witley
Worcestershire



40 The Glebe Great Witley Worcestershire WR6 6JR

A very appealing detached family home in a quiet position.

Hall, Cloakroom, Sitting Room, Dining Room, Kitchen, Conservatory, Utility Room.

3 Double Bedrooms, En-suite Shower Room and Family Bathroom.

Single Garage, Carport, Block Paved Parking.

In All About 1336 sq.ft.

Attractive Mature Well Stocked Gardens.

Situation

40 The Glebe is situated in the heart of the thriving and well serviced village of Great Witley. The village provides an extensive range of local amenities including a junior school, Post Office and General Store, active village hall, Garage and Spar, lovely park, doctors surgery and the remarkable Baroque Parish Church at Great Witley Court. The property lies within the catchment of The Chantry Senior School.

The renowned Abberley Hall Preparatory School and Elms Hotel and Spa are a short driving distance away.

More comprehensive amenities can be found in the nearby Wyre Forest towns of Kidderminster, Stourport and Bewdley. The cathedral city of Worcester is about 10 miles distant.

Both Worcester and Kidderminster have direct rail links to Birmingham and London. There is good M5 motorway access via junctions 5 at Wychbold and 6 at North Worcester. The surrounding undulating countryside provides many wonderful walks and countryside pursuits.

Description

40 The Glebe is approached by a reception hall with individually shaped glazed entrance door and cloakroom off.

The attractive and spacious sitting room has a bay window to the front, wood burning stove in marble surround and timber laminate floor.

A real focal feature is the excellent dining room and kitchen with tiled floor. The kitchen has a range of wall and floor mounted timber fronted cabinets, a substantial and very useful island unit and appliances to include a superb Rangemaster Cooker with hood over (propane gas and electric), Siemens dishwasher and integral fridge. Separate utility room with sink unit, plumbing for washing machine, space for tumble dryer, cupboards and door to the gardens.

Conservatory with modern insulated double glazed glass roof.

The first floor provides a central landing with 3 double bedrooms. Range of fitted wardrobes to the Master bedroom and en suite shower room. Further family bathroom with Mira shower over the bath.

Outside

40 The Glebe is approached over a tarmacadam drive over which the adjacent property has a right of access.

Carport and adjoining single garage with power and lighting. Fronting this is block paved parking with a further useful block paved parking space.

Gardens

The delightful mature gardens are really enjoyed by the present owners with a number of elements to them. These include a large well enclosed flagstone terrace with southerly aspect, a much-used timber workshop with power and lighting, 2 lawns and a lower gravel area. They are nicely stocked with a range of specimen trees.

Agents Comments

A great house in the centre of the village ideally suited to a family providing a private position.

General Information

Services

Mains electricity, water and drainage. Oil central heating.

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

Directions From Stourport take the A451 signposted to Great Witley. Proceed into the village before taking a left hand turn into The Glebe. Proceed bearing right to the end of The Glebe before taking a right hand turn into the small driveway serving the 2 houses. Number 40 is the first on your right.

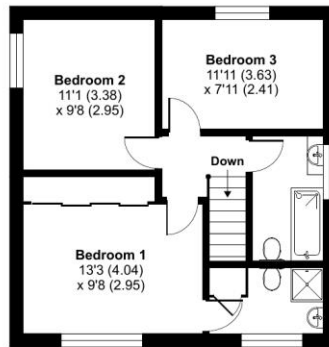
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 c
55-68	D	63 d	
39-54	E		
21-38	F		
1-20	G		

Sales particulars produced March 2023

The Glebe, Great Witley, Worcester, WR6

Approximate Area = 1336 sq ft / 124.1 sq m (includes garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2023. Produced for G Herbert Banks LLP. REF: 952005



G.Herbert Banks
 The Estate Office, Great Witley
 WORCESTER WR6 6JB
 Tel: 01299 896 968
 Email ggb@gherbertbanks.co.uk
www.gherbertbanks.co.uk



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.

