



The Old Post Office, Little Witley, Worcester.

G HERBERT
BANKS

EST. 1898

The Old Post Office
Little Witley, Worcester
WR6 6LL

A most appealing detached family home in the lovely west Worcestershire countryside.

Spacious home full of character, charm and history.

Entrance Hallway, Study, Cloakroom, Breakfast Kitchen, Lounge, Dining Room, Utility Area, Cellar.

4 Double Bedrooms, En-suite Bathroom to Master and Family Shower Room.

In all about 2462 sq.ft

Large South-East Facing Rear Garden, Open Fronted Double Garage/Carport, Useful Brick Storage Room, Good-Sized Tarmacadam Driveway.

Situation

The Old Post Office is situated in the very popular village of Little Witley. The village has St Michaels Church and a village hall. There are a range surrounding villages including Great Witley, Shrawley, Holt Heath and beautiful village of Ombersley. These villages provide a number of amenities including junior schools, post office/stores, the well regarded Broomfields farm shop and café, pubs/restaurants and fine churches. Importantly the property lies within the catchment of the highly sought after Chantry Senior School in Martley

The cathedral city of Worcester is about 8 miles distant with extensive amenities and a direct rail connection to Birmingham and London Paddington. There is good M5 motorway access via junctions 5 at Wychbold and 6 at north Worcester.

Delightful walks and countryside pursuits are available in the surrounding area with it wonderful undulating countryside.

Description

The Old Post Office is a delightful character home which was formerly the village Post Office and Shop. Dating back to the 1850s the property was originally 2 cottages; the property provides deceptively spacious double-glazed accommodation and retains some fine original features. The current Vendor has enjoyed living at the property for around 27 years.

Approached into a spacious entrance hall, a central corridor provides access to the majority of the downstairs rooms. There are some beautiful reclaimed pine floors to all rooms excluding the study which has laminate flooring and sliding doors out to the rear garden.

The charming lounge has exposed ceiling timbers, a new woodburning stove set on a slate hearth and feature brick surround.

The breakfast kitchen is fitted with an extensive range of pine wall and floor mounted cabinets, unique built in feature dresser and Corian working surfaces over. Spaces for appliances, Belfast sink, gas Hob and oil-fired Rayburn.

Leading off, is the spacious dining room and utility area which was formerly the Village Shop and door to outside.

Rear hallway with door leading to the rear garden and wide staircase provides access to the first floor.

The first floor has 5 double bedrooms, the sizeable master bedroom has further secondary glazing and en-suite bathroom with bath and vanity sink unit.

Some of these rooms have stunning views over farmland.

Family bathroom room with electric Mira shower, W.C, sink and airing cupboard.

Outside

The Old Post office is approached over a large tarmacadam driveway, with open fronted double garage/carport.

Gate provides access into the rear garden which has a large patio area and is mainly laid to lawn on a gradual bank incline. There is a selection of mature trees and shrubbery borders. The rear garden is fully secure and offers privacy with large tree hedging screening the road. Fenced off area previously being used as chicken coop. There is an attractive greenhouse, timber shed and seating area with pergola.

GENERAL INFORMATION

Services

Mains electricity and water. Oil fired central heating. Private drainage (septic tank located in the farmers field opposite). Outside boiler. Gas cannisters for hob.

Local Authority

Malvern Hills District Council Tel: 01684 862151

EPC Rating

A full copy of the EPC can be requested from the selling agents or by visiting:

www.gov.uk/find-energy-certificate.

The EPC was carried out in February 2024 with a rating 42/E; potential 74/C.

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.

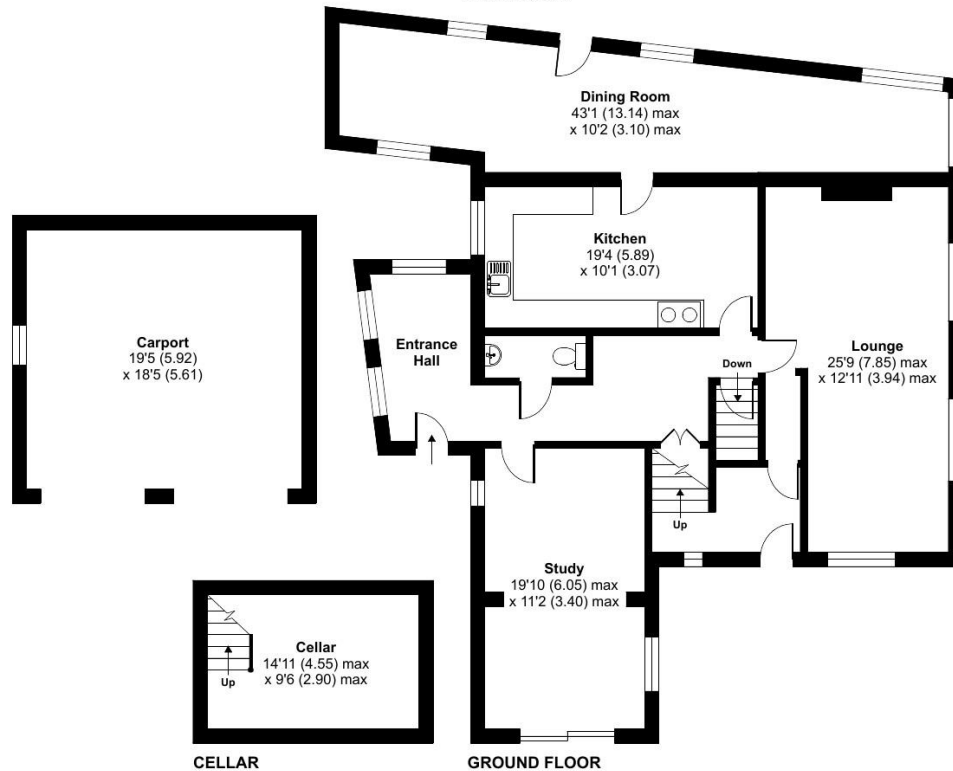
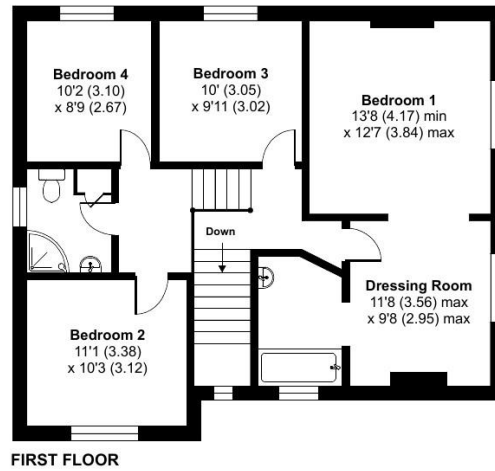
Viewing by Appointment

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

Directions

Proceed out of Great Witley on the A443 towards Holt Heath, continue along this road into Little Witley, take a right-hand turn into Bank Road and the property can be found immediately on your left hand-side as indicated by our agents for sale board.

Sales particulars produced February 2024



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