



1 Yells Bungalow, Great Witley, Worcestershire

**G HERBERT
BANKS**

EST. 1898

1 Yells Bungalow
Great Witley
Worcestershire
WR6 6JR

An outstanding country home with very impressive accommodation on a no through lane.

Superbly positioned on the edge of Great Witley with glorious views.

Entrance Porch, Reception Hall, Lounge, Fabulous Large Living/Dining Kitchen, Utility.

5 Bedrooms, 1 En-suite Shower Room, 1 En-suite Bathroom and downstairs Family Bathroom.

In all about 2031 sq.ft

Garage with Cloakroom, In and Out Driveway, Good-sized Lawned Gardens.

Situation

1 Yells Bungalow lies just outside the much favoured 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 with Asda store, park, doctors surgery and the remarkable Baroque Church. Importantly the property lies within the catchment of Chantry Senior School.

The Elms Hotel and Spa is a short driving distance away.

More comprehensive amenities can be found in the nearby Wyre Forest towns of Bewdley, Stourport and Kidderminster. 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 countryside provides many wonderful walks and countryside pursuits.

There are fabulous views to the front to Woodbury Hill, and to the rear over adjoining farmland, north Worcestershire and the Wyre Forest.

Description

A very appealing detached dormer bungalow which was originally built around 1977 and subsequently extended by the present Vendors in 2019. This created the magnificent living kitchen and generated further first floor accommodation. The kitchen benefits from having individual zone controlled under floor heating. The first-class accommodation benefits from double/triple glazing. It is an outstanding family home which is light and bright.

The attractive lounge has a marble effect fireplace with gas fire and outstanding aspect of Woodbury Hill.

The striking living/dining kitchen with its two sets of bi-fold doors provides great entertaining and social space. There is an extensive range of wall and floor mounted cabinets, a large island unit, Franke sink unit, 5 ring gas hob with extractor hood over, Hotpoint double oven, dishwasher, low level lighting to the wall cabinets and at base level with ceiling spot lighting.

Utility room off with plumbing for washing machine, space for tumble dryer and further fitted cupboards.

Lying off the inner hallway are 3 double bedrooms and a very well-appointed family bathroom. Bedroom 1 having fitted wardrobes.

The first floor has a small landing leading to 2 excellent double bedrooms both having boarded eaves with storage and lighting, 1 with superb en-suite shower room and the other with en-suite bathroom.

Outside

Garage with electric up and over door, door to the property together with a useful integral cloakroom. Door out to the garden. External lighting to the rear garden, and further security lighting to front and rear.

In and out tarmac driveway with raised border and brick wall/pillars and timber fencing. Wrap around patio with ample seating area perfect for entertaining.

Gated side access.

Attractive rear lawned garden adjoining open farmland with borders, timber shed and large paved terrace.

GENERAL INFORMATION

Services

Mains electricity and water. Private drainage. Oil fired central heating. Propane gas supply to the hob. The property is alarmed.

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 63/D; potential 79/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

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

Directions

From Stourport take the A451 signposted to Great Witley. Proceed through the village of Dunley and continue along the main road. Take a left hand turn into an unmade track before locating the property as the first on the left-hand side.



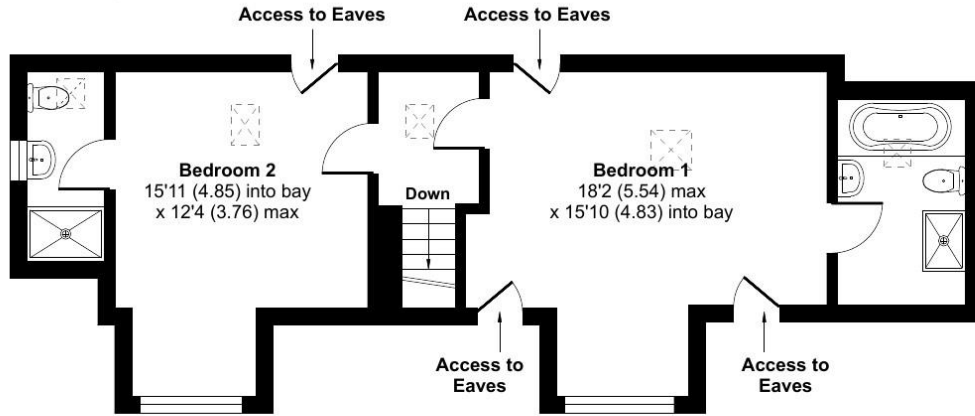


Approximate Area = 2031 sq ft / 188.6 sq m

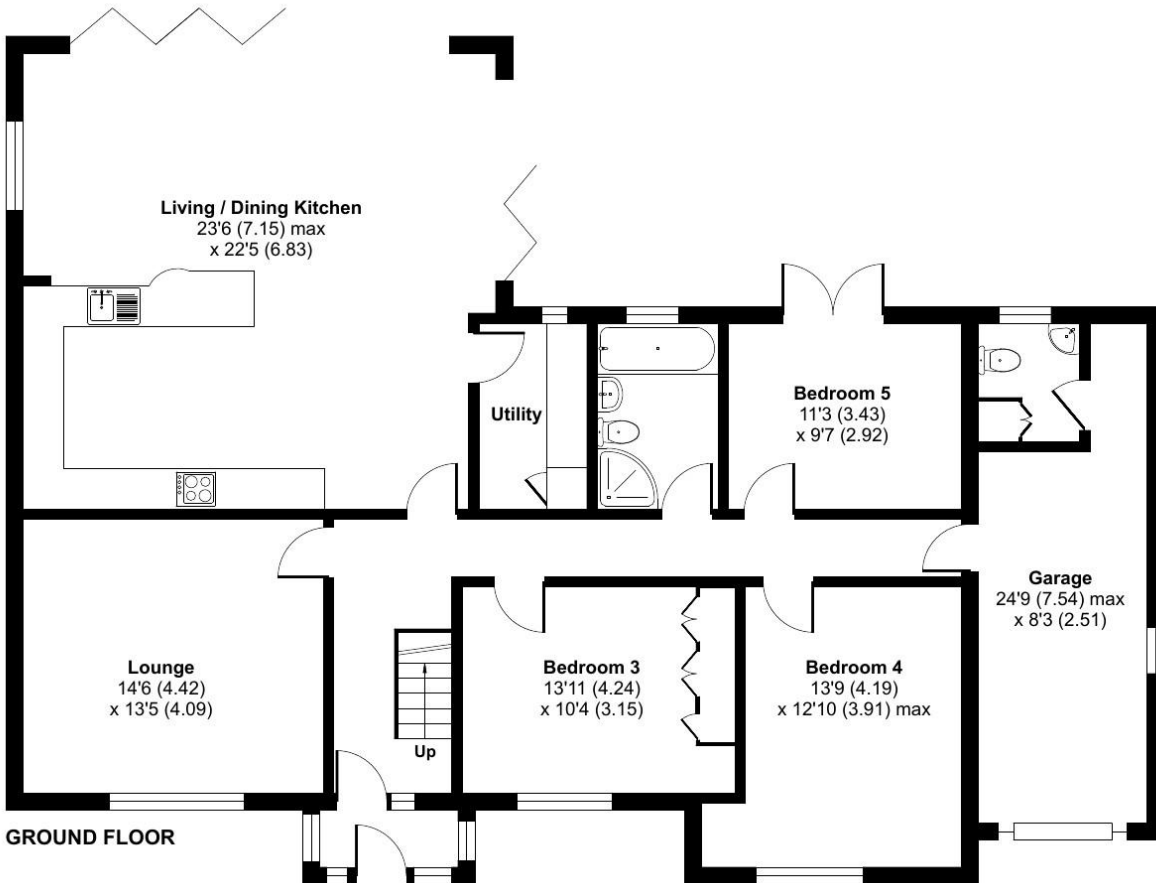
Garage = 206 sq ft / 19.1 sq m

Total = 2237 sq ft / 207.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR





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