



7 Stourport Road, Great Witley, Worcestershire

G HERBERT
BANKS

EST. 1898

7 Stourport Road
Great Witley
Worcester
WR6 6JP

An excellent semi-detached village house with fine views.

Spacious well-presented accommodation set in a large plot.

Entrance hall, study/bedroom 4, lounge, superb large dining kitchen, utility room, shower room.

3 first floor bedrooms, family bathroom.

In all about 1310sq.ft

Generous parking, long rear garden with timber chalet.

Chantry Catchment

Situation

7 Stourport Road is situated in the heart of the highly favoured village of Great Witley. This much favoured village provides an extensive range of amenities including Great Witley CofE primary school, post office and general store, garage with Asda, doctors surgery, active village hall and the remarkable Baroque Church at Witley Court. The property lies within the catchment of the sought after Chantry Senior School in Martley.

The Elms Hotel and Spa are a short driving distance away. Abberley has the popular Manor Arms pub. More comprehensive amenities can be found nearby in the Wyre Forest towns of Kidderminster, Stourport and Bewdley. The cathedral city of Worcester is about 10 miles distant.

Both Kidderminster and Worcester have direct rail links to London and Birmingham. There is good M5 motorway access via junctions 5 at Wychbold 7 and 6 at North Worcester. The beautiful surrounding countryside of the Teme Valley provides many walks and countryside pursuits.

Description

A most appealing extended semi-detached home which is ideal for a family. The accommodation is well presented and has some excellent rooms.

It is approached by a small entrance hall leading to the lounge with a timber laminate floor and period style fireplace in timber surround.

On the opposite side of the hall is the study/bedroom 4.

To the rear of the house is the striking large dining kitchen with an extensive range of wall and floor mounted cabinets, working surfaces over with breakfast bar, tiled floor, dining area with double doors to the rear. Utility room and separate shower room off.

The first floor provides 3 bedrooms and a family bathroom.

Outside

Extensive gravel driveway and side access.

Long rear lawned garden with excellent timber chalet and attractive covered entertaining area.

The property adjoins rear farmland with a lovely view up to the hills.

GENERAL INFORMATION

Services

Mains electricity, water and drainage. Oil fired central heating.

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 August 2024 with a rating 63/D; potential 76/C.

Viewing by Appointment Only

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

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.

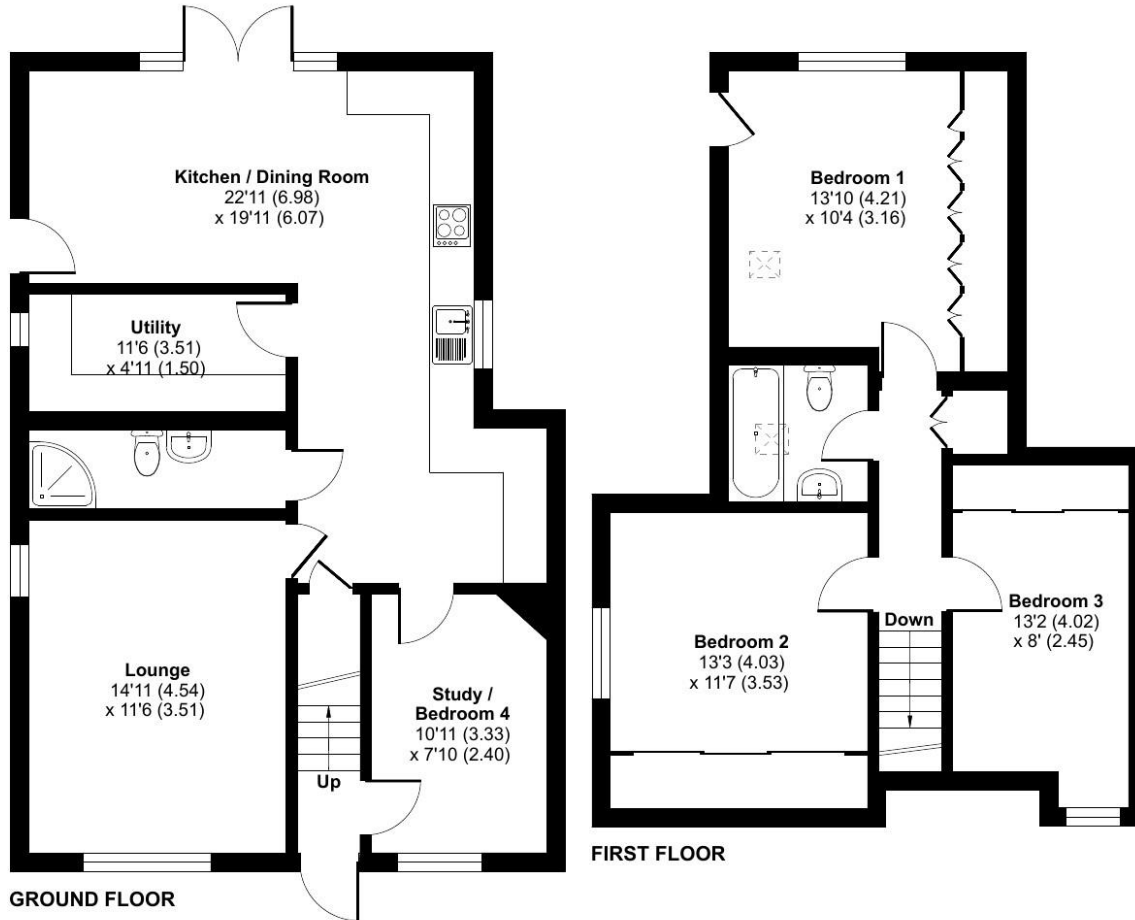
What 3 Words

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Sales particulars produced August 2024

Approximate Area = 1310 sq ft / 121.7 sq m

For identification only - Not to scale



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

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



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