



Beech Tree House, Worcester Road, Great Witley, WR6 6JT

**G HERBERT
BANKS**

EST. 1898

**Beech Tree House,
Worcester Road,
Great Witley,
WR6 6JT**

A wonderfully positioned country house in the lee of the magnificent Witley Court.

- Very generous family accommodation which would benefit from some modernisation.
- In all about 3,177 sqft

Situation

Beech Tree house is situated adjacent to a conservation area in the lee of the magnificent Witley Court, a short distance from the Village centre. It is a truly wonderful mature setting in a partially unmade roadway. The house is situated well off the main road.

Nikolaus Pevsner in his book The Buildings of Worcestershire describes Witley Court and it's attached parish Church as unforgettable, the enormous house is ruminated. The Church was planned by Thomas, First Lord Foley and built by his widow and was consecrated in 1735.

Witley Court is now in the care of English Heritage. It was stripped and abandoned after the Fire of 1937 but remains a highly attractive shell. St Michael was built in 1733 – 1735 in place of a medieval Church. It has been described as the most Italian ecclesiastical in Georgian England.

Great Witley is about 10 miles from Worcester and provides a comprehensive range of local amenities to include a junior school, doctors surgery, active village hall, playing fields, garage with an Asda and post office/general store. The property lies within the catchment of the highly regarded Chantry senior school at Martley.

Worcester Provides some excellent public and proprietary schools including RGS and Kings School Worcester.

The glorious surrounding undulating countryside provides many splendid walks and countryside pursuits. Extensive amenities can be found in the close by Wyre Forest towns including Stourport-on-Severn, Kidderminster and Bewdley.

There is excellent M5 Motorway access via Junction 5 at Wychbold and 6 at North Worcester. Kidderminster has a direct rail link to Birmingham, London and Worcester.

Description

This incredibly appealing individually designed family house was built in during the 1960's.

The property provides a hugely generous amount of accommodation as indicated by the floorplan. Set within the sales particulars is a substantial range of photographs.

Outside

Beech Tree House is approached via an electronically controlled field gate and gravel drive. This terminates in a parking area to the front of the property and triple garage.

One of the most attractive features of the house are the extensive gardens and grounds. To one side of the property is a beautifully stocked arboretum with a wonderful selection of specimen trees. This sweeps around to the rear garden/ground area which includes a heated swimming pool in paved terrace. Adjoining the property is a raised timber deck providing a splendid vantage point. There is storage area beneath this deck. The house provides further terraces and a small pond to the front. There is a useful outbuilding.

As a whole is extends to about 3.254 acres.

GENERAL INFORMATION

Agents Notes

Services

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

Local Authority

Malvern Hills District Council

Council Tel: 01684 862 151

EPC Rating

A full copy of the EPC can be requested from the seller/agents or by visiting www.gov.uk/find-energy-certificate

The EPC was carried out in December 2024 and has a rating of E46 but has a potential of D63.

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

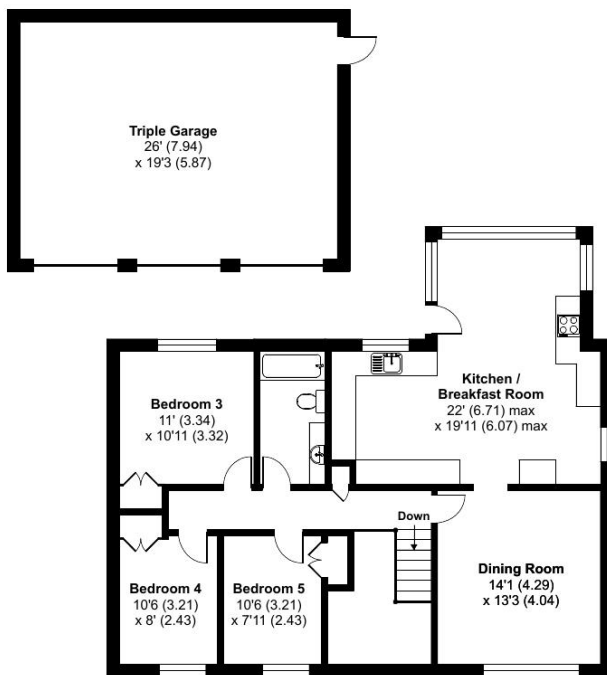
Via the Sole Agent's Great Witley Office
Tel: 01299 896968.

Directions

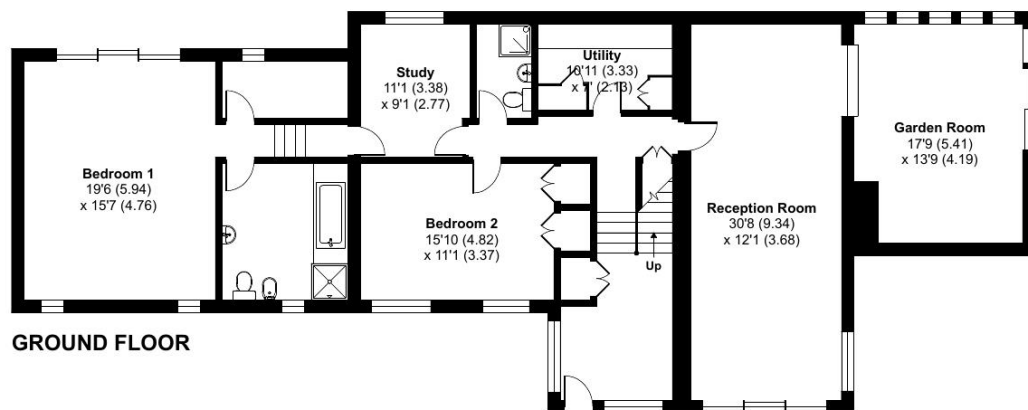
What3Words: ///scrum.muted.poetry







FIRST FLOOR



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	46 E	
21-38	F		
1-20	G		



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