



Barwood House, Great Witley, Worcestershire

G HERBERT
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EST. 1898

Barwood House,
Worcester Road,
Great Witley,
Worcestershire,
WR6 6HR

A spacious modern detached family home situated in the heart of the village.

- Entrance Porch, spacious reception hall, lounge, dining room, study, breakfast kitchen, utility and cloakroom
- Four bedrooms, en-suite shower room and family bathroom
- Detached garage with adjoining covered area
- In all about 2,071sqft
- Tarmacadam driveway and lawned rear garden

Situation

Barwood House is situated in a prominent main road position in the heart of Great Witley. This highly favoured village provides extensive range of amenities including Great Witley church of England primary school, post office and general store, garage with Asda, doctor's surgery, active village hall and the remarkable Baroque Church at Witley Court. The property lies within the catchment of the much regarded Chantry Senior School in Martley. More comprehensive amenities can be found in the near by 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 Birmingham. There is good M5 motorway access via junction 5 at Wychbold and 6 at north Worcester.

The glorious surrounding countryside of the Teme Valley provides many rewarding walks and countryside pursuits.

Description

A spacious detached modern village house with oil fired central heating.

It is approached by a reception hall with storage cupboards. With a sitting room with brick fireplace with wood burning stove. Useful separate dining room and study.

The breakfast kitchen has a range of light timber floor and wall mounted units, hob, electric oven and dishwasher. There is a separate utility room and cloakroom.

First floor provides 4 double bedrooms (3 with fitted wardrobes), the master with ensuite shower room and a separate family bathroom.

Outside

Barwood House is approached by a tarmacadam driveway, which to the agents knowledge the neighbour has right of way over the corner so they are able to enter their driveway.

Detached brick and tiled double garage with adjoining covered area.

Enclosed rear garden with small patio and lawn.

GENERAL INFORMATION

Energy Performance

Current Rating: C6g
Potential Rating: B88
Carried out: 13th April 2019

Services

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

Local Authority

Malvern Hills District Council

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

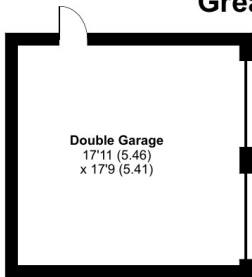
Directions

What3words ///cuts.requiring.charcoal

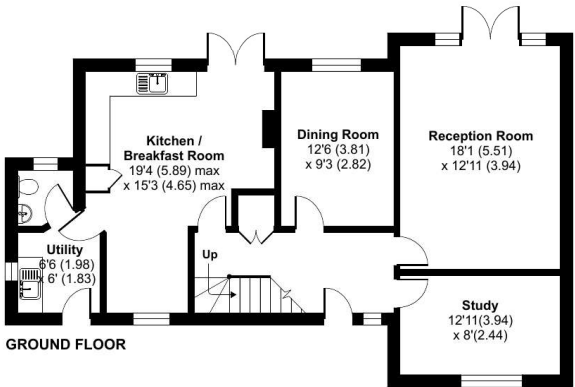
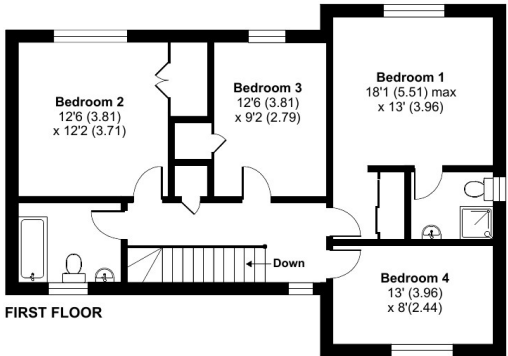


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Approximate Area = 1750 sq ft / 162.5 sq m
Garage = 321 sq ft / 29.8 sq m
Total = 2071 sq ft / 192.3 sq m
For identification only - Not to scale



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025.

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

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