



Oakfield House, Menith Wood, Worcestershire

G HERBERT
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EST. 1898

Oakfield House
Penn Hall Lane
Menith Wood
Worcestershire
WR6 6UE

An extremely attractive country house with beautiful south facing rear gardens.

- Reception hall, cloakroom, sitting room, dining kitchen, snug and utility room.
- Five bedrooms with two bath/shower rooms, one being an en-suite.
- Superb oak framed double garage with workshop, expansive gravel driveway and exquisite gardens.
- In all approximately 0.60 acres

Situation

Oakfield House is situated along a country lane in the heart of the sought after village of Menith Wood. It is a popular Teme Valley village with an active village hall and community green.

The nearby village of Pensax has The Bell public house. More local amenities can be found in the surrounding villages of Clows Top, Abberley and Great Witley. The attractive historic towns of Cleobury Mortimer, Tenbury Wells and Bewdley are readily accessible. The property is in the catchment area for both Abberley Primary School and the high regarded Chantry Senior School in Martley.

The property is well placed for Worcester and Kidderminster, both having main railway connections to Birmingham and London. There is M5 motorway access via junction 5 at Wychbold and junction 6 at North Worcester.

Description

Oakfield House is a special country house which has been substantially extended over the years by the

present Vendors. There are hardwood double glazed windows and doors with a considerable amount of oak used throughout the house.

It is in excellent order throughout and many of the rooms command simply stunning views over the exquisite gardens.

The house is approached via an entrance porch with tiled floor. This leads to the reception hall with engineered oak flooring and large understairs cupboard.

The delightful sitting room has twin double glazed doors to the rear, a feature Inglenook fireplace with oak beam over, wood burning stove and oak engineered flooring.

Situated at the other end of the reception hall is the excellent fitted dining kitchen with a comprehensive range of wall and floor mounted cabinets, large central island unit, oak engineered flooring, Range cooker with extractor over, dishwasher and fridge. Dining area with twin double glazed doors to the gardens.

Adjoining the dining kitchen is the charming snug/study which is presently used as a home office. This room has oak engineered flooring with two sets of double glazed doors to the rear.

Also on the ground floor is a good sized utility room with a range of cupboards, tiled floor, plumbing for washing machine, space for a tumble dryer with outside vent and sink unit. Cloakroom off with W.C. and vanity wash hand basin with cupboard under.

The first floor is served by a hardwood staircase with glazed panels leading to the central landing. Leading off the landing are 5 excellent bedrooms (4 doubles, 3 with fitted wardrobes). The superb master bedroom suite has a walk in dressing room fitted with wardrobe cupboards leading to the main bedroom which has a range of mirror fronted wardrobes and en-suite bathroom. This includes a panelled bath in a tiled surround and twin wash hand basins with cupboards underneath. There is also a separate shower room.

Outside

Oakfield house is approached via twin timber gates and a good sized gravel driveway providing ample car parking. This leads to the splendid large detached oak framed double garage and adjoining workshop with power and lighting. This area would lend itself well to further uses subject to the usual permissions being sought.

The gardens back onto a neighbours paddock and are simply stunning. Lying to the front of the property are raised borders together with 2 log stores. The professionally landscaped south facing rear gardens are an enormous credit to the owners. They provide splendid entertaining areas with paved patios, one covered by a timber pergola including a hot tub. These in turn lead onto shaped lawned gardens with gloriously stocked borders providing a fabulous selection of plants and shrubs. There are a variety of specimen trees including a handsome large oak tree. In addition there is a productive fenced vegetable garden area with fruit trees and large side gravelled area providing suitable space for bins etc with oil tank.

GENERAL INFORMATION

Energy Performance

Current Rating: 65 D
Potential Rating: 71 C
Carried out: 18 June 2025

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](#) [///woodstove.sapping.receive](#)



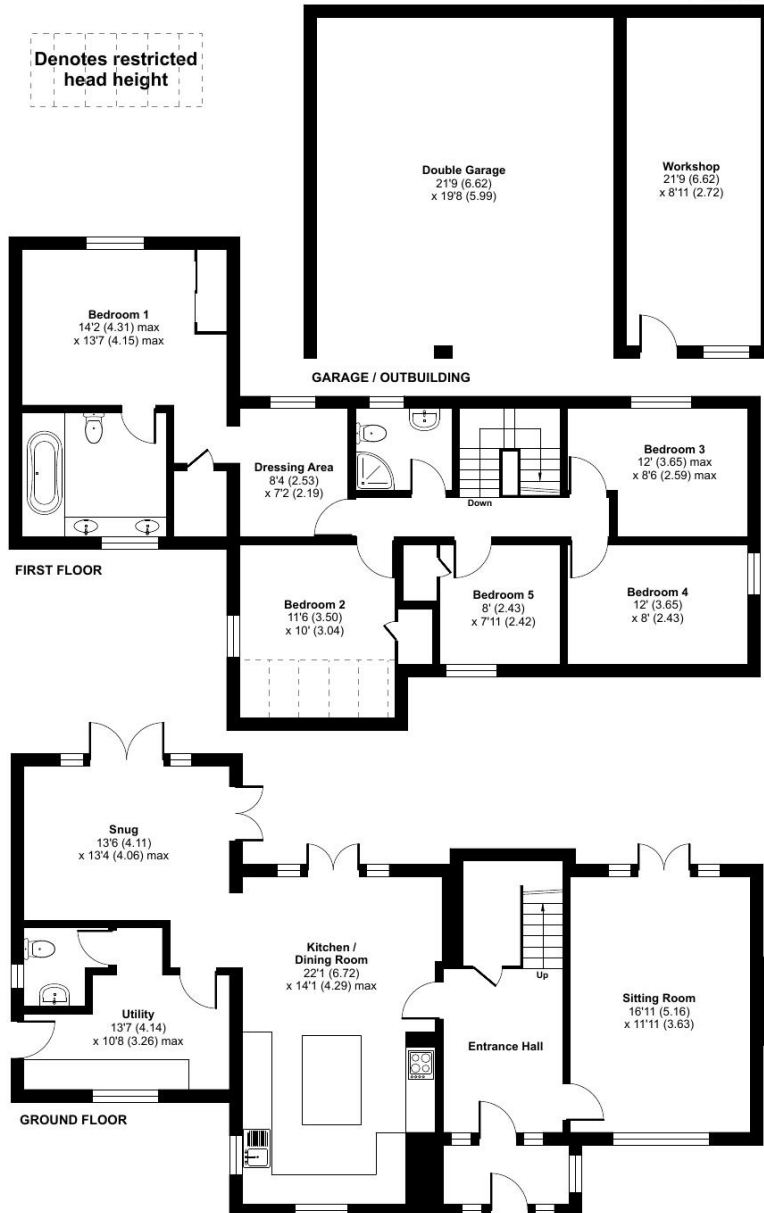
Penn Hall Lane, Menith Wood, Worcester, WR6



Approximate Area = 1811 sq ft / 168.2 sq m
 Limited Use Area(s) = 40 sq ft / 3.7 sq m
 Double Garage = 427 sq ft / 39.6 sq m
 Outbuilding = 194 sq ft / 18 sq m
 Total = 2472 sq ft / 229.5 sq m

For identification only - Not to scale

Denotes restricted
head height





Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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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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