



Horn Cottage, Shrawley, Worcestershire

G HERBERT  
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EST. 1898



## Horn Cottage Shrawley Worcestershire WR6 6TG

An appealing detached extended period cottage in this desirable village.

Standing in a decent large plot.

- Reception hall, cloakroom/boot room, sitting room, dining room, breakfast kitchen and utility room
- Four bedrooms and three bath/shower rooms (one ensuite)
- Large detached garage, tarmacadam driveway and extensive mature lawned gardens with outbuildings
- In all about 0.68 acres

### Situation

Horn Cottage is situated in the much favoured and accessible village of Shrawley it lies just off the main road and is approached over an initially shared tarmacadam driveway. Shrawley has the historic St Mary Church with Norman nave Chancel. Also lying within the village is The New Inn public house and the beautiful Shrawley woods together with a village hall.

The neighbouring village of Holt Heath has a post office/stores together with Broomfield Farm Shop and a public house/Indian restaurant. A wider range of amenities can be found at the nearby picturesque village of Ombersley and the Wyre Forest towns of Bewdley, Stourport and Kidderminster.

Horn Cottage lies within the catchment area of the much sought after Chantry Senior School of Martley. The property has good M5 motorway access via junction 5 at Wychbold and 6 & 7 to the north and south of Worcester, Kidderminster, Droitwich Spa and

Worcester all have direct rail links to Birmingham and beyond.

### Description

This extended period village house provides a wonderful opportunity for a family. A little tired in places the accommodation retains much character.

It includes a good sized reception hall with fine oak staircase to the first floor and boiler room off. There is a useful cloakroom/boot room with wash hand basin and separate W.C.

The attractive sitting room has a part tiled floor, electric iron stove in stone surround and lintel, timbered ceiling and exposed timbers.

There is a separate large dining room with twin aspect.

The breakfast kitchen provides a range of wall and floor cabinets, granite work surfaces, Bosch induction hob with extractor over, Bosch electric oven and grill, granite breakfast bar and fridge. Leading off this is a long utility room with Bosch dishwasher, stainless steel sink unit, cupboards and Bosch washing machine and tumble dryer along with a Siemens freezer.

The fine oak staircase gives rise to the first floor gallery landing with oak box seat and further inner landing with linen cupboard and exposed timbers.

There are four double bedrooms, the substantial two tier master bedroom suite having an ensuite shower room. Further family bathroom and additional shower room.

### Outside

As previously mentioned, Horn Cottage is approached by a tarmacadam driveway with cast iron period lamp leading to the property together with the detached garage. This has an electronically operated up and over door with power and lighting. Space over the garage with dormer windows. Two green houses.

A lovely feature of the house are the extensive lawned gardens including a raised area with a variety of trees and shrubs, front/side rockery, well with tiled canopy and semi-circular gravelled garden with timber shed. Raised attractive timber summer house and meandering lawn path with sunken brick and paved area.

Block of sloping woodland with a variety of specimen trees and seasonal bluebells leading up to a further raised area.

### GENERAL INFORMATION

#### Energy Performance

Current Rating: 43 E  
Potential Rating: 81 B  
Carried out: 29 June 2025

#### Services

Mains electricity and water. Private drainage. 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

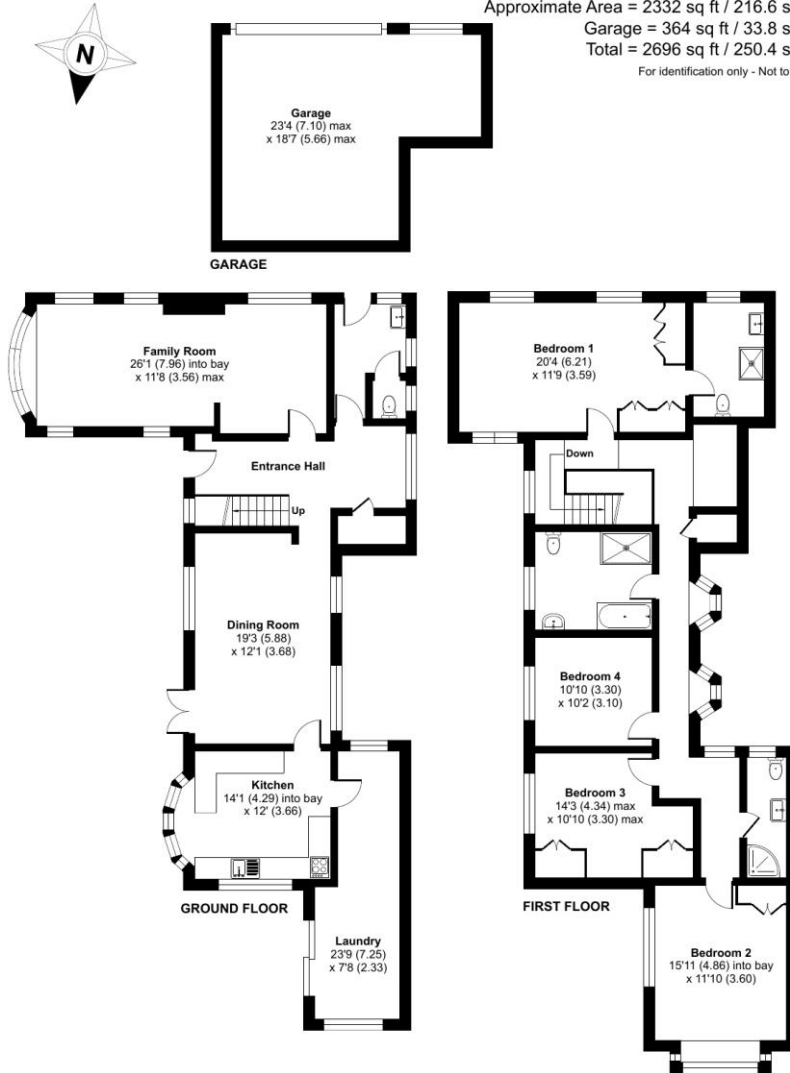
Via the Sole Agent's Great Witley Office  
Tel: 01299 896968

#### Directions

What3words [///submerge.code.fruits](https://www.what3words.com/)

## Horn Cottage, Shrawley, Worcester, WR6

Approximate Area = 2332 sq ft / 216.6 sq m  
Garage = 364 sq ft / 33.8 sq m  
Total = 2696 sq ft / 250.4 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthem 2025. Produced for G Herbert Banks LLP. REF: 1306255

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



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