



3 Cherry Orchard, Holt Heath, Worcestershire

G HERBERT  
BANKS

EST. 1898



3 Cherry Orchard  
Holt Heath  
Worcestershire  
WR6 6ND

An extended semi detached village bungalow requiring modernisation.

Sought after well serviced village, ideal for commuting.

- Reception hall, dining room, lounge, kitchen.
- Two double bedrooms & bathroom.
- Covered side passage
- Driveway and Garage parking.
- Gardens.

### Situation

3 Cherry Orchard is situated in the heart of the popular village of Holt Heath. The village provides various amenities including a post office/store, the highly regarded Broomfield Farm shop with café, village hall, village public house and the Holt Heath Millenium Green Park.

Just below the village is a popular riverside public house and the property is well placed for Top Barn Farm shop and the superb amenities in the charming village of Ombersley.

The cathedral city is about 6 miles distance with direct trains to Birmingham and London Paddington. The nearby town of Droitwich also has been rail and motorway links together with a Waitrose supermarket. There is excellent motorway access via junctions 5 at Wychbold and 6 at Worcester.

### Description

This is a very good opportunity to acquire an extended semi detached bungalow requiring modernisation and upgrading. The central heated accommodation is double glazed.

The bungalow is approached by a central reception hall leading to the reception space. This comprises a dining room with arch way through to the lounge which has a double glazed door to the rear garden.

The kitchen has a range of cabinets, free standing Creda electric cooker, wall tiling and shelved larder cupboard. Lying off the kitchen is a covered passage with plumbing for washing machine.

The bungalow has two double bedrooms, one with wardrobes, together with a bathroom with shower over the bath.

### Outside

To the front is a driveway leading to the single garage.

Lawned fore garden with high trees. Enclosed rear garden with brick patio leading onto a raised lawn.



### GENERAL INFORMATION

#### Energy Performance

Current Rating: 43 E  
Potential Rating: 72 C  
Carried out: 16 July 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

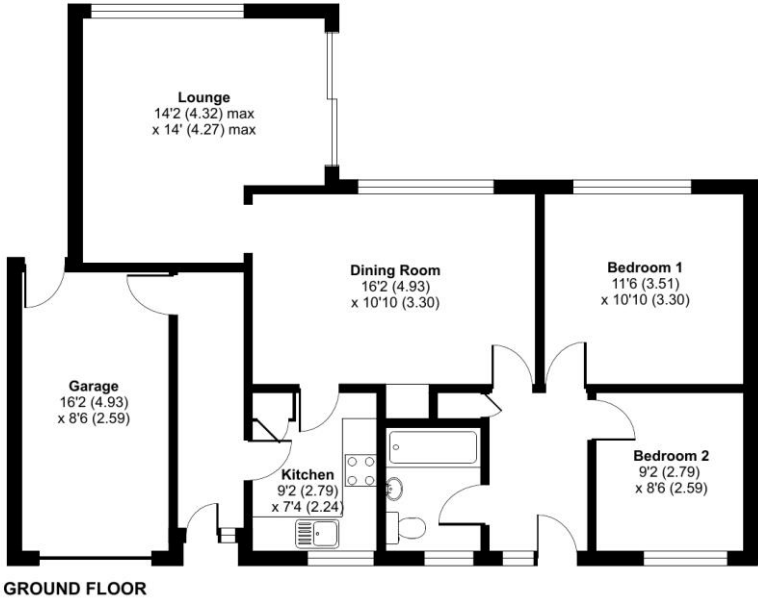
#### Directions

What3words ///remain.madness.sweetened



Cherry Orchard, Holt Heath, Worcester, WR6

Approximate Area = 981 sq ft / 91.1 sq m (includes garage)  
For identification only - Not to scale



Energy rating and score

This property's energy rating is E. 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		72 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rnhcom 2025. Downloaded for G. Herbert Banks 11/05/2025 DEE: 19/04/2025



