



18 Pine Grove, Knightwick, Worcestershire

G HERBERT
BANKS

EST. 1898

18 Pine Grove
Sunningdale Estate
Knightwick
Worcestershire
WR6 5PP

A beautifully situated end terrace house with exceptional views. The property is offered with no onward chain.

- Entrance porch, reception hall, cloakroom, lounge, sunroom, dining room, kitchen, conservatory.
- Three bedrooms and family bathroom.
- Separate garage with utility room.
- Attractive terraced private gardens.
- Shared ownership of estate grounds including frontage to the River Teme.

Situation

This very appealing house enjoys a truly remarkable setting with fabulous west-facing views over the Teme Valley stretching towards Bromyard Downs. The village of Knightwick provides local amenities including The Talbot Inn, a GP surgery and a renowned butchers. The surrounding countryside provides truly spectacular walking opportunities directly from the property.

Located within Sunningdale Estate, enjoying private access to approx. 30 acres including fishing rights, lawns, an apple, pear and damson orchard, river meadow and mature woodlands.

Description

This spacious and well-presented family home is accessed via a gravelled driveway within Sunningdale Estate.

A timber and brick entrance porch leads through to a reception hall with a cloakroom.

A good-sized lounge has a fireplace with flame-effect fire and twin double-glazed doors to the sunroom.

The sunroom enjoys a quite magnificent west-facing aspect and is a lovely relaxing area for enjoying the sunset views.

There is a well-proportioned dining room with open door to the kitchen with breakfast bar and a range of light wood Shaker-style cupboards with integrated Neff appliances comprising a dishwasher, gas hob with extractor over, and twin electric oven.

An open doorway leads to a double-glazed conservatory with exposed brickwork.

First floor landing with access to part-boarded roof space and airing cupboard.

Three bedrooms, including the generously-sized master bedroom with fitted wardrobes and recessed bookshelves. Bedroom 2 also has fitted wardrobes. Bedroom 3 has wall shelves and is currently used as a study.

The spacious family bathroom has a white suite including a P-shaped bath with Triton shower unit over and glass screen.

Outside

Single garage with an up and over door, power and lighting, with a useful rear utility area with sink and plumbing for washing machine.

Parking for two cars with adjoining lawned area. Paved steps lead down to a lovely seating area. Steps continue to meander down to a sun terrace, an attractive summerhouse with lighting and power points, a greenhouse with water tap and a lawned garden with a variety of mature trees and shrubs. The entire garden is secluded and overlooks the valley beyond.

A further tiered garden rises behind the house with stone walled terraces and steps. Gated side garden area.

GENERAL INFORMATION

Energy Performance

Current Rating: 54E
Potential Rating: 74C
Carried out: 15th October 2025

Services

Mains electricity and water. Private communal drainage. LPG hob and fire. Electric heating. Superfast broadband and good mobile phone reception.

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///nourished.monopoly.telephone

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



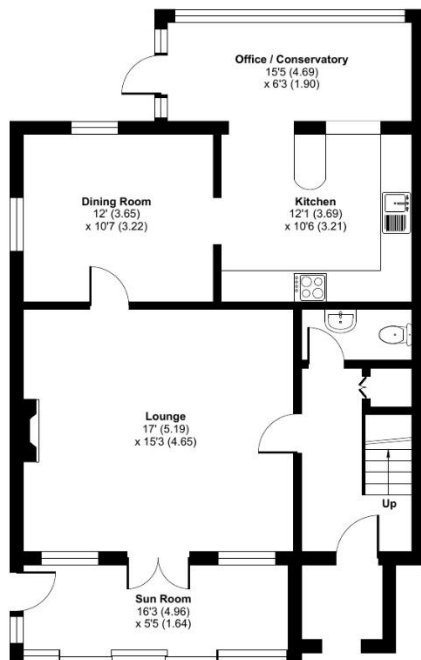
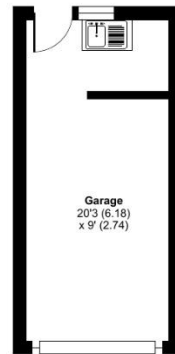
Pine Grove, Sunningdale Estate, Knightwick, Worcester, WR6

Approximate Area = 1533 sq ft / 142.4 sq m

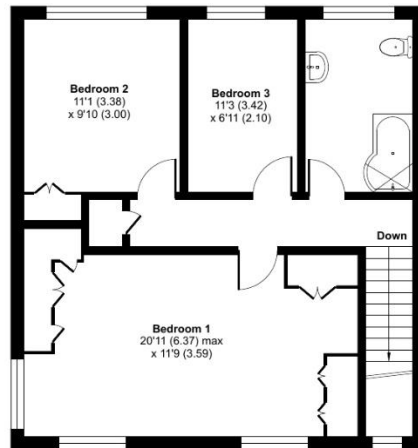
Garage = 182 sq ft / 16.9 sq m

Total = 1715 sq ft / 159.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR





G HERBERT BANKS

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