



10 Woodbury Park, Holt Heath, Worcester

G HERBERT
BANKS

EST. 1898

10 Woodbury Park
Holt Heath
Worcester
WR6 6NT

An impressive, detached family home with excellent accommodation.

Situated towards the end of a cul de sac in this sought after village.

- Entrance hall, reception hall, cloakroom, large lounge, dining room, conservatory. Superb breakfast kitchen, study/gym.
- Generous landing, four bedrooms, three with fitted wardrobe cupboards. En-suite bathroom, shower room.
- Carport, brick paved driveway. Landscaped lawned fore garden, enclosed rear garden.

Situation

10 Woodbury Park lies within the very popular and accessible village of Holt Heath which provides a range of amenities. These include a post office/store, the much-regarded Broomfields farmshop with café, village hall, village public house and the Holt Heath millennium green park. In addition, there is the Holt Heath riverside pub together with the Top Barn farmshop and the superb amenities in the picturesque village of Ombersley.

Local schooling is available at Grimley and Holt Heath primary school and importantly the property sits in the catchment for the highly recommended high school of The Chantry.

The cathedral city of Worcester is only 6 miles distant with direct trains to Birmingham and London Paddington. Nearby Droitwich Spa also has good rail links and a Waitrose supermarket. There is excellent motorway access via junction 5 at Wychbold and junction 6 at Worcester.

Description

This is a stylish and creatively presented 1980's family home. There is generous double-glazed accommodation. This splendid house is approached by an entrance hall leading to a reception hall. Lying off the hall is a study/gym forming part of the original garage with cushioned floor together with a separate cloakroom with contemporary white suite.

The substantial lounge has windows to the front, a feature electric fireplace and recess suitable for a large flatscreen TV. A direct opening leads to the superb large dining room with a range of fitted cupboards including illuminated display cabinets and sliding double glazed doors to the double-glazed conservatory with tiled floor and doors to the exterior.

The very well-appointed breakfast kitchen has a range of wall and floor mounted cabinets, wall tiling, tiled floor and breakfast bar with granite working surface. Appliances include a four ring gas hob with electric oven beneath and extractor over together with a dishwasher. Ceiling spotlighting, door to the exterior. There is a separate utility room and rear porch.

The first floor provide a good sized central landing with airing cupboard. The house benefits from four bedrooms (three doubles) and three with fitted wardrobe cupboards and bedroom furniture.

The master has an impressive en-suite bathroom very well appointed with a very well-appointed white suite comprising a panelled bath with tiled surround with shower over and vanity wash hand basin with cupboards and drawers.

The large stylish family shower room has a substantial tiled shower cubicle with overhead shower, vanity wash hand basin, attractive tiled floor and wall tiling and spotlighting to ceiling.

Outside

A brick paved driveway leads to a covered carport with pitched roof together with a useful store (forming part of the original garage).

The well landscaped front garden has shaped lawns and a variety of trees and shrubs together with a brick and gated paved side access.

The rear includes a paved patio onto a lawn, being enclosed by timber panel fencing.

Please note the hot tub and overhead canopy or excluded from the sale.

Electric charging point.

GENERAL INFORMATION

Energy Performance

Current Rating: 55D
Potential Rating: 60D
Carried out: 25th January 2026

Services

Mains electricity, water and drainage. LPG central heating.

Local Authority - Malvern Hills District Council

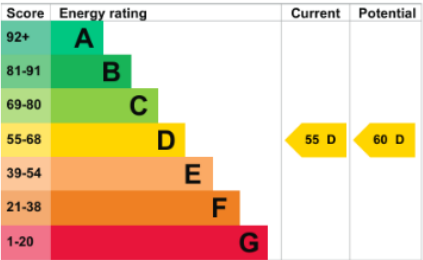
Fixtures and Fittings

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 ///broadens.eyepieces.slowly

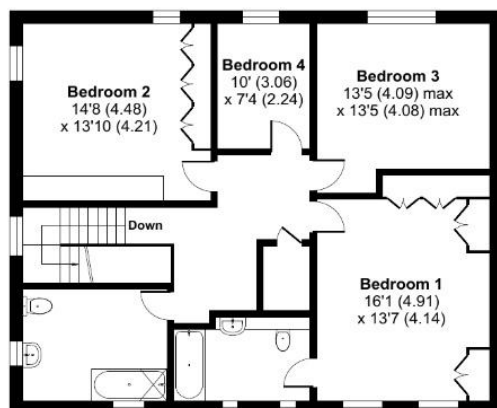




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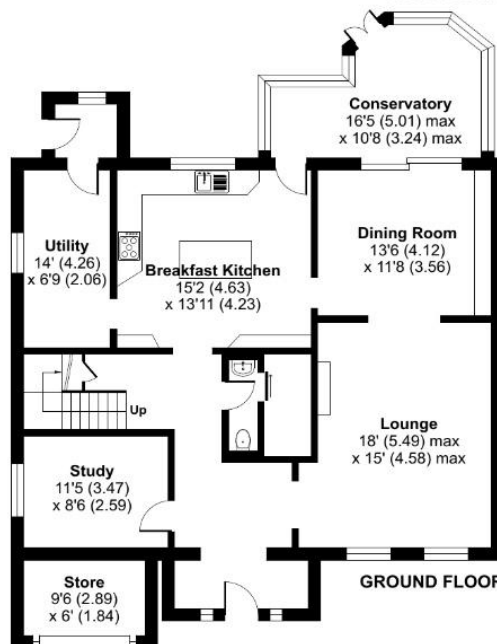
Approximate Area = 2488 sq ft / 231.1 sq m (includes rear store)

For identification only - Not to scale

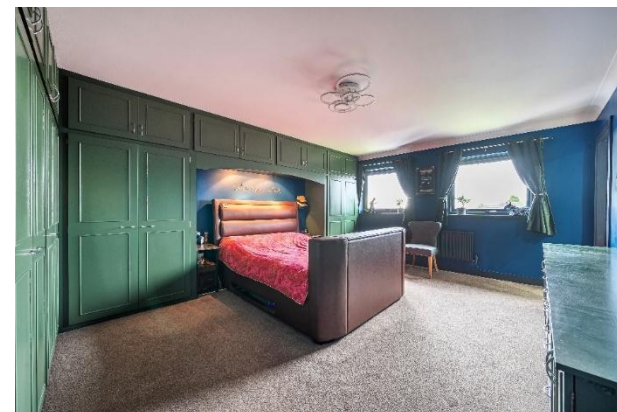


Plan plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Practice Measurement Guidelines (IPMG) 2nd Edition. Produced for G Herber Banks LLP. 10/11/2020

FIRST FLOOR



GROUND FLOOR



MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017
In order for us to legally comply with these regulations, we are obliged to obtain satisfactory evidence of identity and the source of funds before a sale can be reported. The checks will be carried out through CREDAS, and a non-refundable charge to each buyer (to include a private lender of funds) of £48 (inclusive of VAT) will be charged.

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