



Home Orchard

Worcester, WR6 6UG

Andrew Grant

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Menith Wood, Worcester, WR6 6UG

3 Bedrooms 1 Bathroom 2 Reception Rooms

A welcoming bungalow with expansive garden and orchard offering great potential to personalise and grow in a rural setting.

- Well-presented bungalow with flexible living space
- Spacious lounge and a generous conservatory/dining room for entertaining
- Generous garden and additional orchard provide space to enjoy the outdoors
- Driveway parking, garage and numerous outbuildings for storage and hobbies
- Peaceful village setting with countryside views and access to local amenities

Home Orchard is a charming bungalow set within almost an acre of grounds and features an orchard. The versatile layout includes a generous lounge, a conservatory/dining room, a practical kitchen with breakfast area and utility room, three bedrooms, a family bathroom and a cloakroom. Numerous outbuildings, including sheds, mower store, workshop and garage, provide ample storage and workspace. With countryside views, scope to personalise and potential to add value, this well-presented home is ideal for buyers seeking a rural retreat.

1379 sq ft (128.1 sq m)





The kitchen and breakfast room

The kitchen and breakfast room is well arranged for everyday living, providing ample space for food preparation and informal dining. Direct access to the adjoining utility room adds everyday practicality, helping to keep household tasks neatly organised.





The dining room

The dining room occupies a large conservatory, creating an inviting setting for family meals and entertaining. Garden views enhance the sense of space, while direct access to the living room ensures an easy flow.



The living room

The living room is a generous reception space where the household can relax or entertain friends. A fireplace with a log burner creates an attractive focal point, adding warmth and character to the room. The space connects easily to the dining conservatory, encouraging sociable living while maintaining a comfortable setting for daily use.





The utility and boot room

The utility/boot room offers a dedicated area for storage and everyday chores. Practical surfaces and space for appliances keep the main kitchen clear, while an external door provides convenient access for muddy boots and garden work.



The primary bedroom

The primary bedroom is designed as a restful retreat with ample room for a large bed. Dual aspect windows create a bright and airy feel, while built-in storage flanking a wash basin provides practical everyday convenience. Quietly positioned to the front of the bungalow, it offers a peaceful setting.





The second bedroom

The second bedroom provides comfortable accommodation for family members or guests. A built-in wardrobe offers practical storage, while the room's proportions allow space for a bed and additional furnishings.





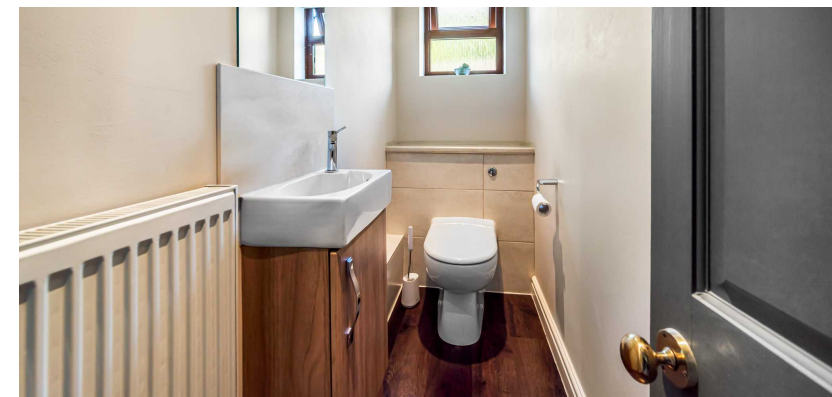
The third bedroom

The third bedroom is a flexible room that could serve as a bedroom, home office or study. A bank of built-in wardrobes spans one wall, providing excellent storage while leaving ample space for a bed or desk. Its adaptable layout allows the room to evolve with changing household needs.



The bathroom and WC

The bathroom and separate WC provide practical facilities for everyday living. The bathroom is fitted with a bath with a shower over, a wash basin set into a vanity unit with storage below and WC. The separate WC and wash basin offers additional convenience for family life and visiting guests.





The garden

The garden forms an attractive setting for the home, with broad lawns, mature trees and established planting creating plenty of space to relax and enjoy the outdoors. Set within an overall plot of almost one acre, it provides a pleasant outlook across the adjoining orchard and surrounding countryside, creating a peaceful backdrop throughout the seasons.



A generous paved terrace extends from the conservatory, providing an ideal space for outdoor dining and entertaining while overlooking the garden. The lawns are interspersed with mature fruit trees and bordered by well-established hedging, offering an attractive balance of open space and privacy. Beyond the main garden, the surrounding countryside and adjoining orchard further enhance the sense of space, making the grounds equally suited to family life, keen gardeners or simply enjoying the rural setting.





The studio

The studio is an insulated summer house currently used as a home office. This detached space allows for focused work or creative pursuits away from the main home. With power and insulation, it remains functional throughout the year and complements the other outbuildings.





The orchard

The orchard lies beyond the main garden, creating a peaceful extension to the outdoor space. Fruit trees and open ground provide an idyllic setting for walking, gardening or growing produce throughout the seasons. A dog proof footpath runs along one side, fenced separately from the orchard to provide privacy while enhancing the practicality of this delightful outdoor area.







The driveway and parking

The driveway and parking area provide practical access from the lane to the home. There is ample space for multiple vehicles, with a single garage complemented by a workshop, mower store and sheds. Together, these outbuildings provide excellent storage and versatile space for hobbies, gardening equipment or general household use.





Location

Menith Wood is a rural village in Worcestershire, surrounded by rolling countryside and farmland. The area enjoys a quiet pace of life yet benefits from access to nearby towns for everyday shopping, dining and leisure. Footpaths and bridleways offer plenty of opportunities for walking and outdoor pursuits. Schools, transport links and other amenities can be found in the surrounding villages and in Worcester, making this a convenient base for commuters seeking a peaceful setting.

Services

The property benefits from mains electricity and water. There is Liquid Propane Gas for central heating and drainage is supplied via a private septic tank.

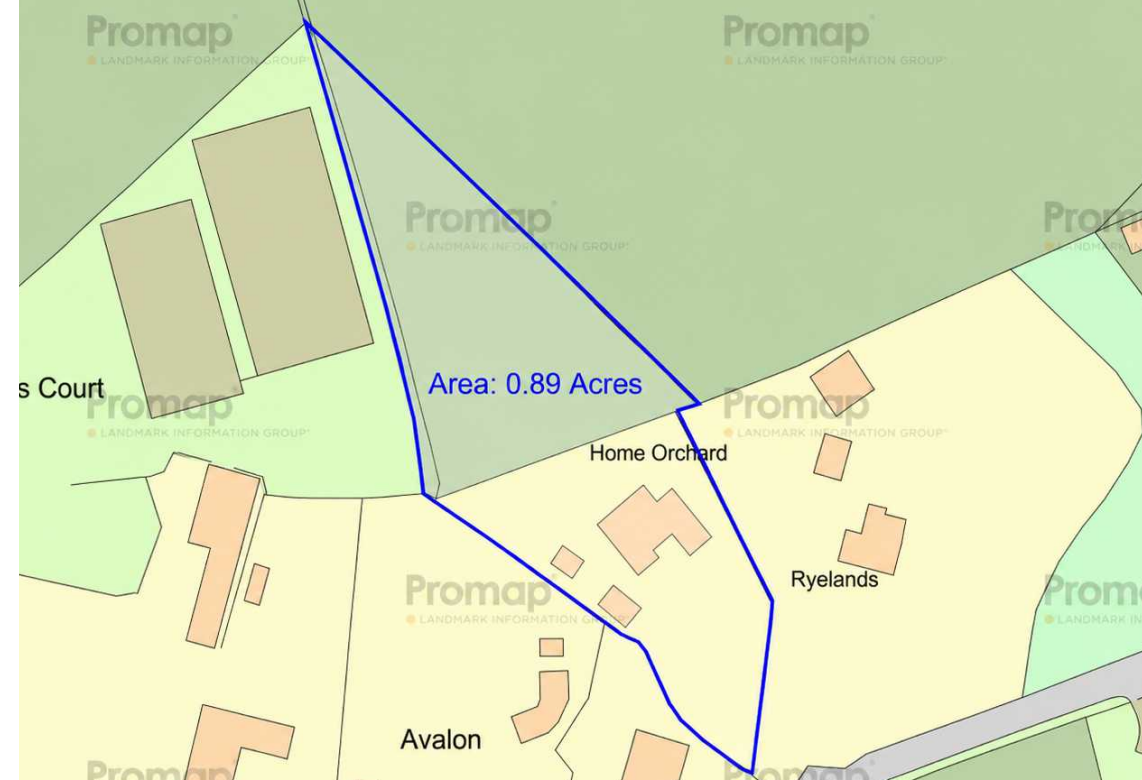
Broadband Speed: Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 220 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from Vodafone, Three, EE and O2 (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

Council Tax

The Council Tax for this property is Band F.



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Approximate Gross Internal Area = 128.1 sq m / 1379 sq ft

Outbuildings = 61.7 sq m / 664 sq ft

Total = 189.8 sq m / 2043 sq ft

(Excluding Covered Work Area)

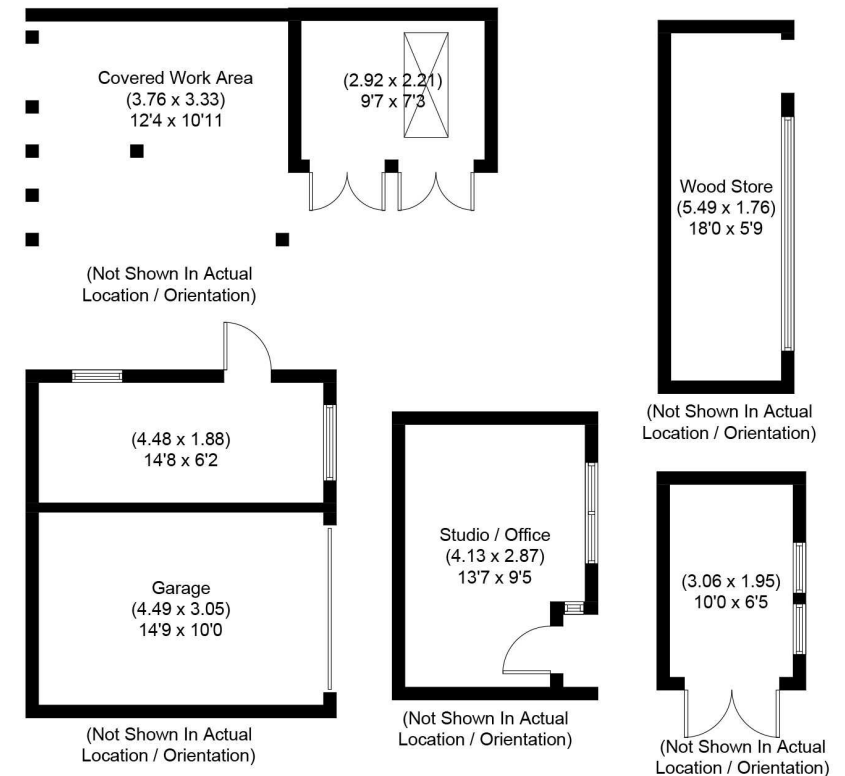
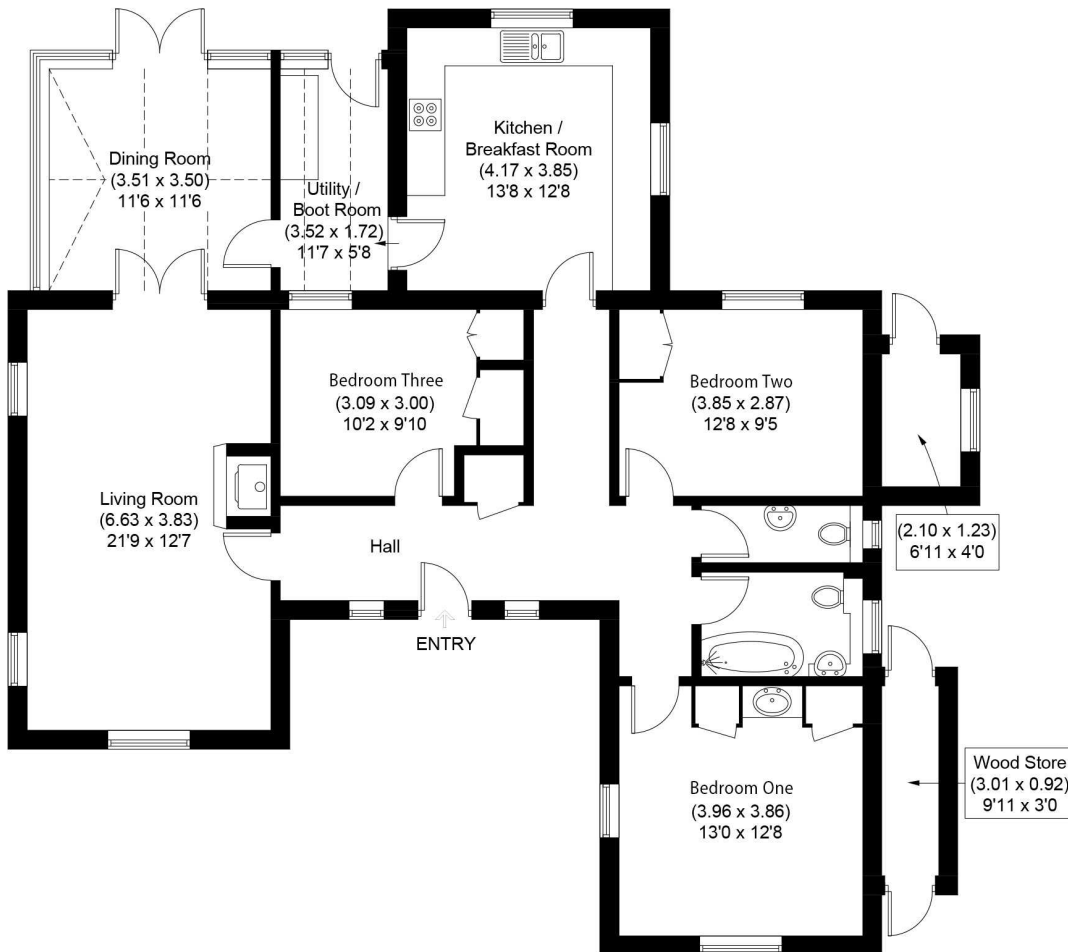


Illustration for identification purposes only, measurements are approximate, not to scale.



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