



Tilia

Pensax, WR6 6XJ

Andrew Grant

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Pensax Stockton, WR6 6XJ

4 Bedrooms 2 Bathrooms 2 Reception Rooms

Well proportioned village home offering flexible living spaces, converted study and beautifully kept gardens with ample parking

- Generous four-bedroom home with two reception rooms and a versatile study/playroom
- Feature fireplace with LPG stove and a spacious kitchen with breakfast area opening to the garden
- Large west-facing rear garden with lawn, colourful borders, vegetable plot and shed
- Block paved driveway at the front providing parking for up to four vehicles
- Rural village location with access to countryside walks and amenities in nearby towns

This attractive brick-built home provides versatile family accommodation over two floors, including a welcoming living room with LPG stove, an adjoining dining room and a generous kitchen with breakfast area opening onto the garden. A converted garage offers a study or playroom alongside the entrance hall and cloakroom. Upstairs the principal bedroom enjoys its own en suite, supported by three further bedrooms and a family bathroom. Outside there is ample parking at the front and a mature west-facing garden with paved terrace, lawn, established borders, vegetable patch and shed.

1438 sq ft (133.72 sq m)





The kitchen

As the heart of the home, the kitchen offers generous work surfaces and timber cabinetry around a centrally positioned range-style cooker with extractor. A double sink sits beneath a window overlooking the garden and there is space for a table in the breakfast area. Sliding doors open to the terrace outside and a doorway leads into the dining area, making this a practical room for family life and entertaining.





The living room

A welcoming central reception room ideal for everyday family time and entertaining features a traditional fireplace with an LPG stove set within a carved mantel. A broad window overlooks the front aspect and an open archway leads into the dining room. The room's layout allows flexible seating arrangements while maintaining a cosy feel around the fireplace.





The dining room

Designed for family meals and gatherings, the dining room sits just off the living space and enjoys views over the rear garden through a wide window. The proportions accommodate a good-sized table and chairs, and a door provides direct access to the kitchen. This arrangement makes hosting guests straightforward while keeping the dining area slightly separate from the main living area.



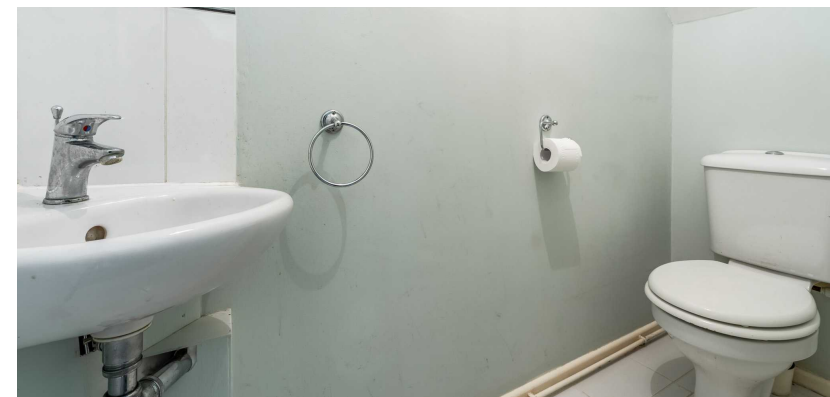
The study/playroom

Converted from the former garage, this versatile room provides excellent additional living space and is currently arranged as a home office. A wide window fills the room with natural light and offers a pleasant outlook over the front garden. Its generous proportions also lend themselves well to use as a playroom, hobby room or quiet retreat.



The hallway and cloakroom

Entering through the front door, the hallway sets the tone for the home and gives access to the principal reception rooms. A staircase rises to the first floor and an internal door leads through to the kitchen. Just off the hall, the cloakroom is fitted with a wash basin and WC, providing practical facilities for guests.





The primary bedroom

Occupying much of the first floor depth, the principal bedroom provides generous sleeping and seating areas, with two dormer windows bringing in garden views. A door leads through to its own en suite and there is space for free-standing wardrobes and dressing furniture. The neutral décor and proportions create a restful retreat away from the main living spaces.





The primary en suite

Adjoining the main bedroom, the en suite is fitted with a curved-glass shower enclosure, pedestal wash basin and WC. A window set within the sloping ceiling provides natural light and a heated towel rail ensures comfort. Tiling around the shower and basin enhances the practical finish of this well appointed space.



The second bedroom

A comfortable double bedroom with a dormer window overlooking the front of the home offers ample space for a double bed and bedside furniture. The room's simple layout and soft décor provide a calm sleeping environment.



The third bedroom

The third bedroom is arranged as a children's room, accommodating bunk beds with ease. A dormer window provides an outlook across the front and a built-in cupboard offers useful storage. Neutral tones make this a cosy space for younger members of the household or as a small guest bedroom.



The fourth bedroom

The fourth bedroom functions as a cosy single room or study, with space for a single bed and occasional chair. The dormer window draws the eye outside. This room could serve well as a nursery, guest room or dedicated home office.



The bathroom

Serving the remaining bedrooms, the family bathroom includes a panelled bath with mixer tap and shower attachment, a pedestal basin and a WC. A chrome towel rail provides warmth and a dormer window brings in light. Part-tiled walls and a tiled floor ensure ease of maintenance in this practical space.



The garden

At the rear, the west-facing garden is a highlight of the property, with a large lawn bordered by colourful planting and mature shrubs. A paved terrace off the kitchen provides space for outdoor dining and steps lead up to a vegetable plot and shed. The garden feels private thanks to established hedging and trees and offers plenty of room for children to play and for keen gardeners to cultivate.



The driveway and parking

To the front of the home, a generous block paved driveway provides off-street parking for several vehicles. Low brick walls and well-stocked borders give a sense of enclosure and a set of shallow steps rise to the front door, creating an attractive approach.

Location

Located in the village of Pensax in north Worcestershire, this home enjoys a semi-rural setting with easy access to countryside walks and village amenities. Nearby market towns such as Tenbury Wells and Bewdley offer a wider range of shops, restaurants and leisure facilities, while Worcester provides comprehensive shopping and rail connections. The area offers a choice of state and independent schools for families. Road links via the A443 connect to the national motorway network, making commuting to regional centres straightforward.

Services

The property benefits from a Worcester Bosch LPG combination boiler, mains electricity and water, and a 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 O2, EE, Three and Vodafone (source: Ofcom checker).

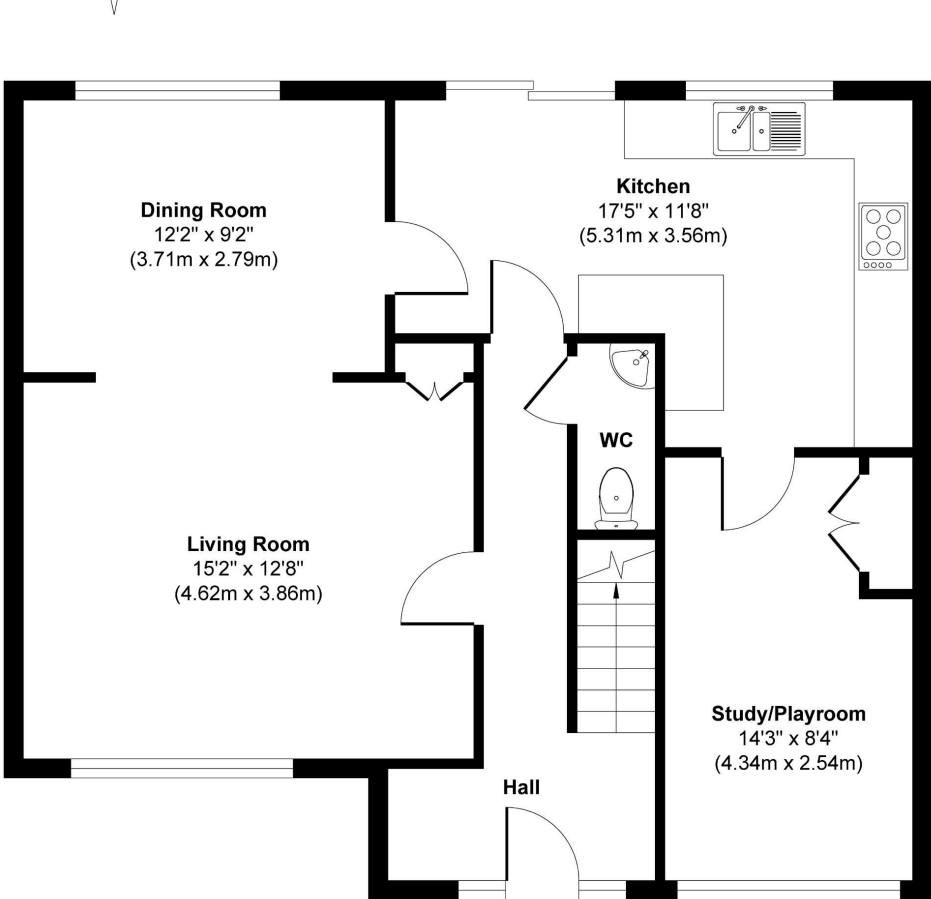
Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

Council Tax

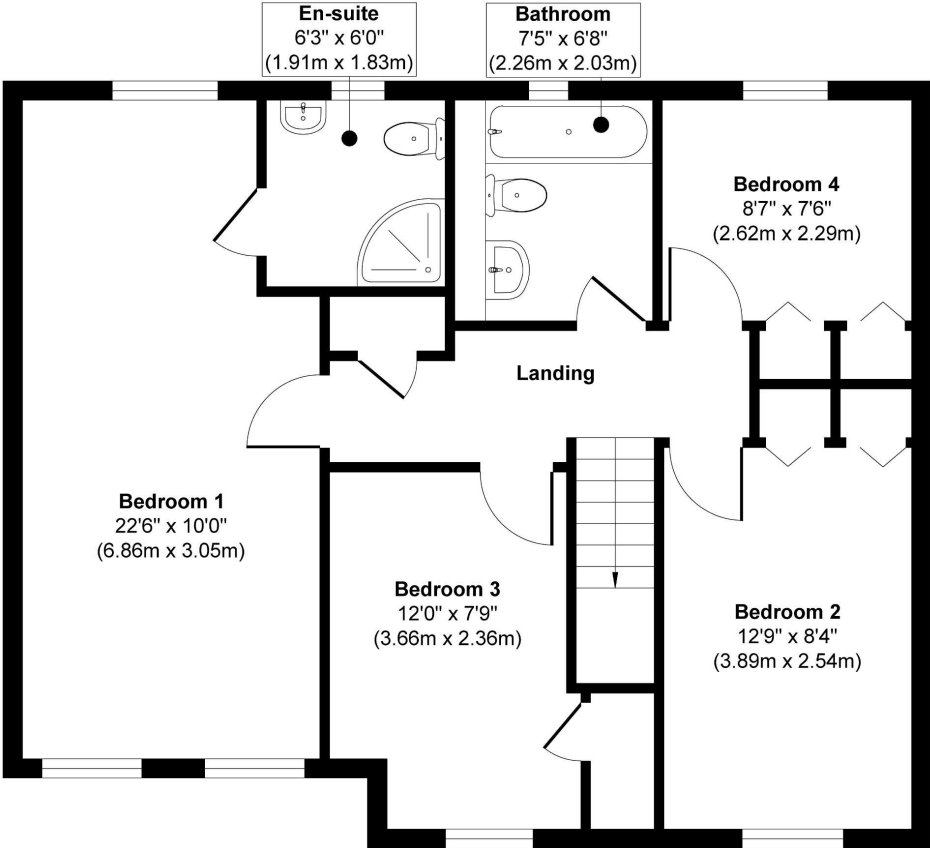
The Council Tax for this property is Band F.



Tilia, Pensax, Stockton, WR6 6XJ



Ground Floor
Approximate Floor Area
734 sq. ft
(68.28 sq. m)

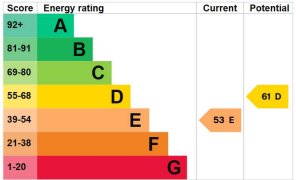


First Floor
Approximate Floor Area
704 sq. ft
(65.44 sq. m)

Approx. Gross Internal Floor Area 1438 sq. ft / 133.72 sq. m

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

Produced by Elements Property





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