



The Old Coach House

Whittington, WR5 2RQ

Andrew Grant

The Old Coach House

Church Lane, Whittington, WR5 2RQ

4 Bedrooms 2 Bathrooms 2 Reception Rooms

A characterful four bedroom home with generous parking, a detached double garage and versatile accommodation in the heart of Whittington

- A spacious four bedroom home with flexible accommodation across two floors and a detached double garage.
- Character features combine with a recently refitted kitchen, conservatory and living room with a log burner.
- Established garden to the front, with attractive courtyard seating areas on either side of the home.
- A generous gravel driveway provides parking for multiple vehicles in addition to the double garage.
- Situated in the sought after village of Whittington with convenient access to Worcester and surrounding countryside.

The Old Coach House is a spacious four bedroom home offering well balanced accommodation with a wealth of character. A recently refitted kitchen, generous reception rooms and a brick built conservatory provide comfortable everyday living, while the first floor offers a spacious principal bedroom, hobby room and family bathroom. Three further bedrooms are located on the ground floor, alongside a shower room. Outside, an established garden, courtyard seating areas, extensive parking and a detached double garage complete this appealing village home.

2055 sq ft (190.9 sq m)





The kitchen

Recently refitted, the kitchen provides a practical space for everyday cooking and family life. Shaker style cabinetry is complemented by generous work surfaces and integrated storage, while dual windows bring views over one of the courtyards.



The living room

Designed as the principal reception room, the living room centres around an exposed brick fireplace with a log burning stove. Exposed ceiling timbers enhance its character, while the generous proportions provide ample space for seating and everyday relaxation. Open access leads naturally towards the dining room.





The dining room

Ideal for both family meals and entertaining, the dining room links the principal living spaces. Glazed double doors open directly into the conservatory, extending the accommodation for larger gatherings.



The conservatory

The conservatory provides an enjoyable additional space overlooking the outdoor seating area. Surrounded by glazing, it offers direct access outside and creates an ideal setting for relaxing throughout the seasons.



The entrance hall and cloakroom

Welcoming visitors into the home, the entrance hall is accessed through a glazed porch, ideal for muddy boots. The spacious hallway provides access to the principal ground floor accommodation and staircase to the first floor. A useful cloakroom adds everyday practicality, while further internal doors connect to the kitchen and living areas.



The first floor landing

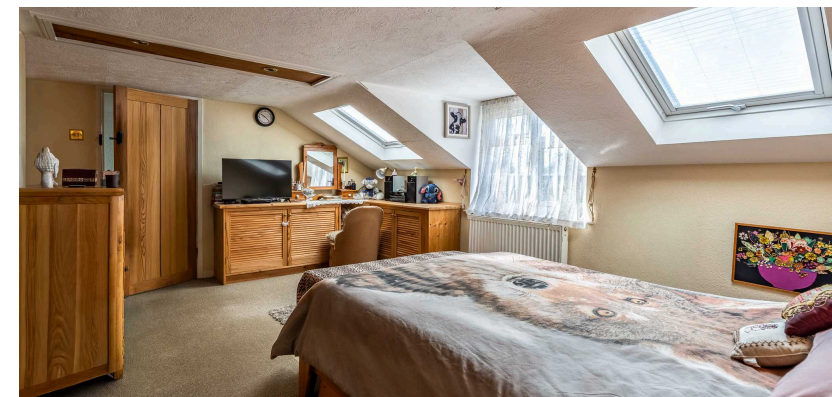
The landing provides access to the principal bedroom, hobby room and family bathroom. Velux windows introduce daylight into the space, while there is ample space for freestanding furniture and seating.





The primary bedroom

Occupying a generous footprint on the first floor, the primary bedroom offers a spacious principal suite with characterful sloping ceilings. The proportions allow for a variety of furniture arrangements, with the added benefit of a bank of built-in wardrobes. From here there is access to the hobby room.







The hobby room

Offering excellent versatility, the hobby room provides valuable additional accommodation suitable for a range of everyday requirements. Positioned alongside the principal bedroom, it enjoys a pleasant outlook and could equally serve as a study or creative workspace.



The bathroom

Serving the first floor accommodation, the bathroom is appointed with a freestanding bath, wash hand basin and WC.



The second bedroom

The second bedroom is a well proportioned double room on the ground floor. Its comfortable dimensions make it suitable for family members or guests, with convenient access to the nearby shower room and benefiting from ample built-in storage.



The third bedroom

The third bedroom provides a comfortable double bedroom overlooking the frontage. It's position near the entrance makes it ideal for guests, and benefits from a built-in wardrobe.



The fourth bedroom

Also situated on the ground floor, the fourth bedroom offers flexible accommodation that could equally suit family, guests, or use as a home office.



The shower room

Conveniently serving the ground floor bedrooms, the shower room is fitted with a shower cubicle, wash basin and WC. Its central position offers practical everyday convenience for family members and visiting guests.





The garden

The home enjoys attractive courtyard areas on either side. Established planting softens the outdoor space, while paved seating areas provide opportunities for entertaining and relaxing. An established garden to the front provides a good degree of privacy with neighbouring homes set well away.





The driveway and parking

Approached via a generous gravel driveway set alongside the front garden, the property offers parking for multiple vehicles. A detached double garage provides additional storage and versatility, while the extensive frontage creates an impressive approach to the home.



Location

Whittington is a well regarded Worcestershire village offering a blend of rural surroundings and everyday convenience. The village provides a range of local amenities together with community facilities, while nearby Worcester offers an extensive selection of shopping, leisure and dining opportunities. The area is well served by schools and benefits from convenient road links to surrounding towns, making it an appealing location for commuters and families seeking village living with excellent accessibility.

Services

The property benefits from mains gas, electricity, water and drainage.

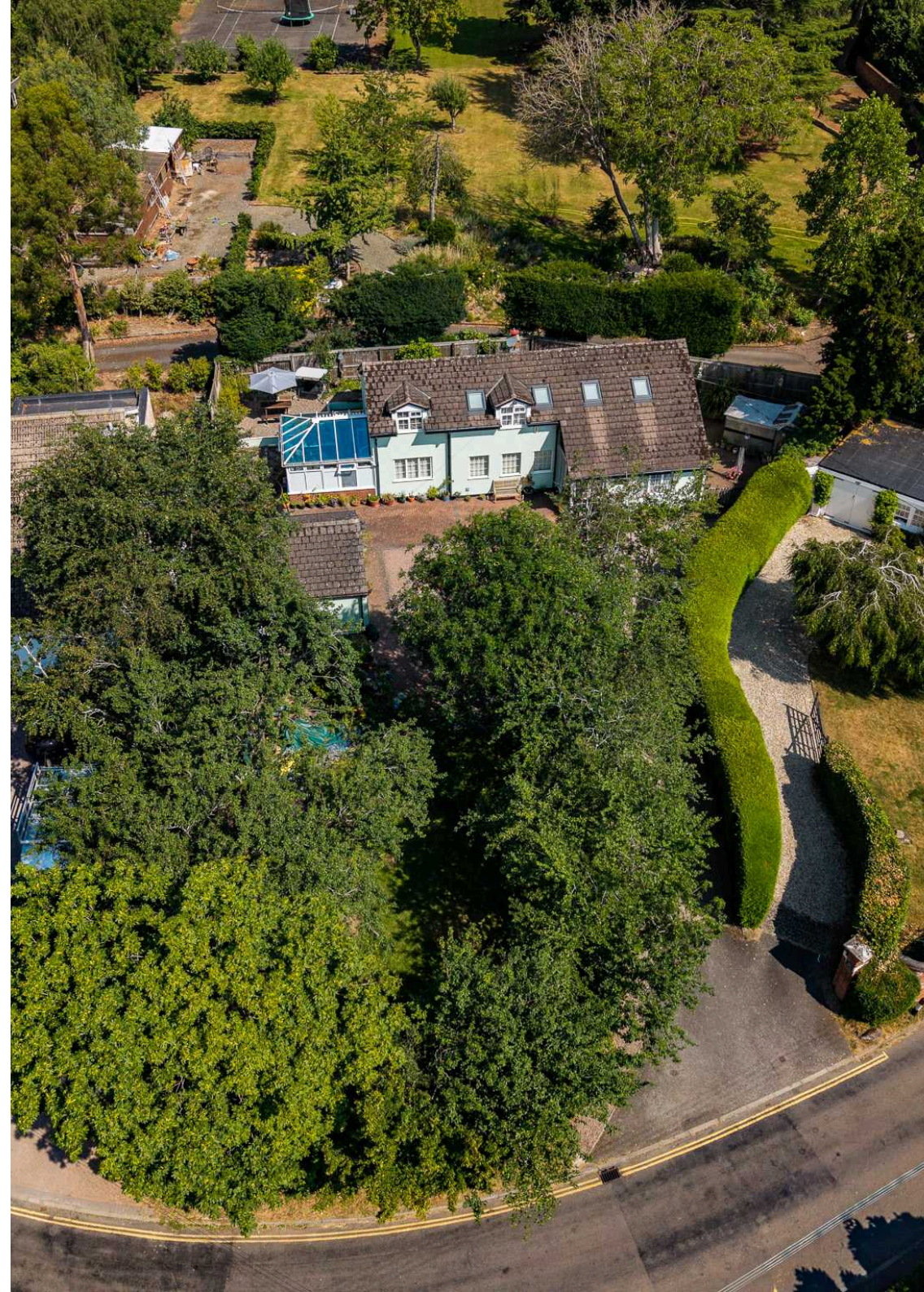
Broadband Speed: Ultrafast broadband available. Download speeds up to 5500 Mbps and upload speeds up to 5500 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, Three, Vodafone 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 E

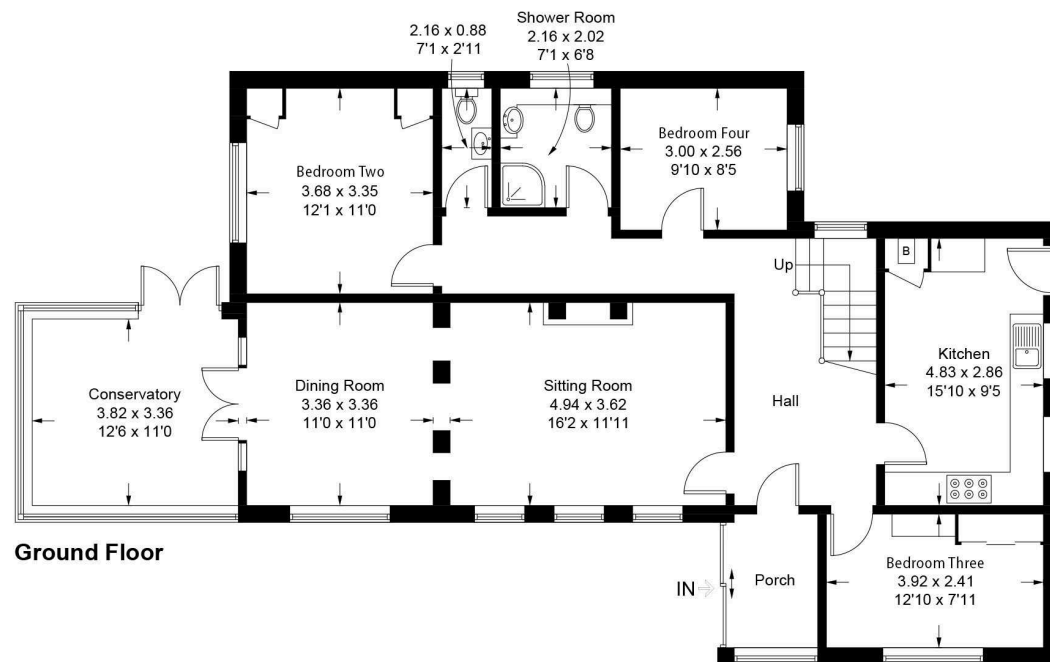


The Old Coach House, Church Lane, Whittington

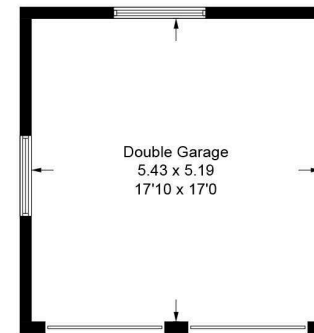
Approximate Gross Internal Area = 190.9 sq m / 2055 sq ft

Double Garage = 28.3 sq m / 305 sq ft

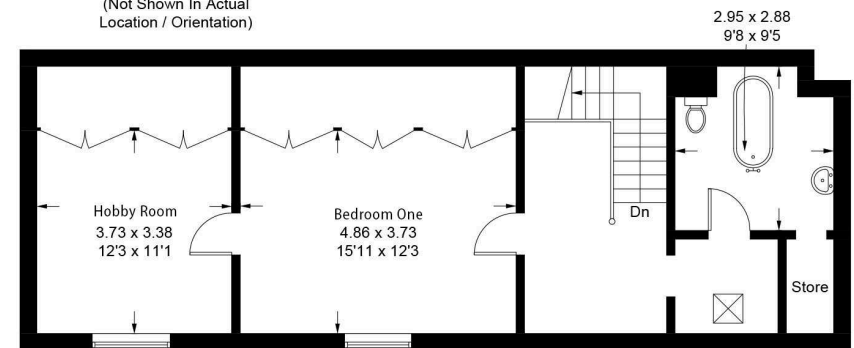
Total = 219.2 sq m / 2360 sq ft



Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor

This plan is for guidance only and must not be relied upon as a statement of fact.



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