



## 11 Church View Cottages

Chaddesley Corbett, DY10 4SA

Andrew Grant



# 11 Church View Cottages

The Village, Chaddesley Corbett, DY10 4SA

3 Bedrooms    1 Bathroom    2 Reception Rooms

Grade II listed cottage overlooking the village church with two reception rooms, open kitchen and dining area, garden and period charm throughout.

- Grade II listed end of terrace cottage with three bedrooms and period features
- Two reception rooms featuring exposed beams and decorative fireplaces
- Fitted kitchen opening to a dining area with French doors and adjoining cloakroom
- Rear garden with brick terrace, steps up to a lawn, mature planting and a timber shed
- Situated opposite the historic church in the heart of Chaddesley Corbett with amenities and commuter links nearby

This Grade II listed end of terrace cottage enjoys an enviable position opposite the village church in Chaddesley Corbett. Arranged over two floors, it provides two reception rooms, a fitted kitchen, dining area, cloakroom and three bedrooms served by a modern bathroom. Period details such as exposed beams, fireplaces and latch doors sit alongside practical touches including a gas hob and French doors to the garden. Outside, a brick terrace leads up to a lawn enclosed by mature planting. Parking is available on street and the village centre, schools and transport routes are all within easy reach.

944 sq ft (87.7 sq m)







## The kitchen

Designed for everyday cooking and family meals, the kitchen is fitted with cream fronted units, colourful tiled splashbacks and a four burner gas hob with matching oven and extractor hood. A deep sink sits beneath a large window enjoying views across the garden. Practical tiled flooring and recessed lighting continue through to the adjoining dining area.



## The dining area

Perfect for relaxed meals, the dining area flows directly from the kitchen and opens out through French doors to the brick paved terrace. Terracotta style floor tiles and soft lighting create a warm atmosphere. A cottage latch door opens to a handy cloakroom fitted with a small basin set against a mosaic tile splashback and a WC, offering convenience for guests.





## The living room

A cosy room for unwinding at the end of the day, the living room offers a traditional feel. It centres around a wood burning stove set on a slate hearth, with an exposed timber beam overhead adding character. A front window frames the village church opposite and a latch door opens back to the sitting room.



## The sitting room

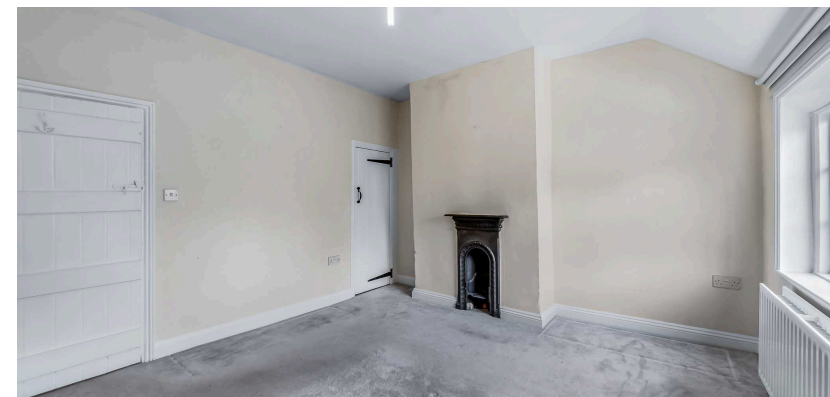
Welcoming guests at the front of the house, the sitting room doubles as an additional reception space. A decorative cast iron fireplace with painted tile inserts and a timber surround provides an attractive focal point, while a dark ceiling beam is lit by a row of spotlights. This room opens to the stairwell and through an arch to the dining area, with a cottage style front door completing the traditional feel.





## The primary bedroom

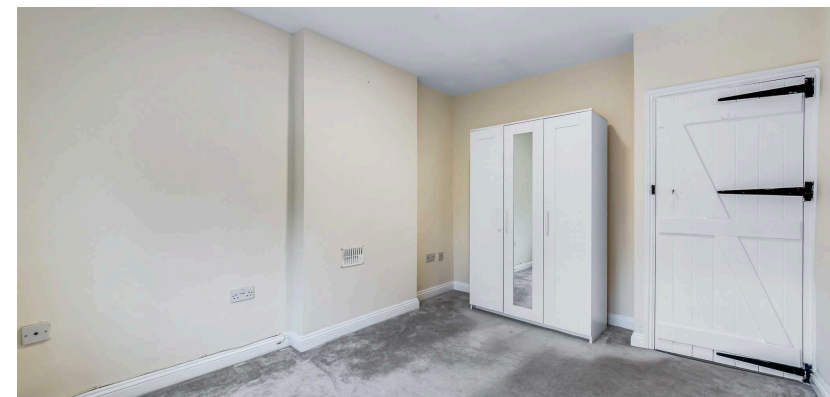
The primary bedroom provides a restful retreat on the first floor. It retains a cast iron fireplace and has a cupboard tucked behind a cottage door. A front facing window overlooks the church and there is room for a double bed beneath the gently sloping ceiling.





## The second bedroom

The second bedroom is a comfortable double sized room. A wide window to the front overlooks the village and there is a radiator set beneath it. The irregular ceiling lines add character and a cottage style door connects to the landing.







## The third bedroom

The third bedroom offers a peaceful space ideal as an additional bedroom or study. It enjoys views over the rear garden from a casement window, with a radiator positioned below.



## The bathroom

Serving all three bedrooms, the first floor bathroom is fully tiled for ease of maintenance. A modern P shaped bath with curved glass screen and mixer shower sits opposite a close coupled WC and a basin set on a cupboard. A decorative mosaic border adds interest and an exposed timber beam hints at the building's age.





## The garden

At the rear of the cottage lies a garden arranged on two levels. A brick paved terrace with drainage channel offers space for seating and steps lead up to a level lawn bordered by mature shrubs and trees. The lawn extends to a garden shed and is enclosed by wooden fencing with a gated side access.





## Location

Chaddesley Corbett is a quintessential Worcestershire village with a strong community. The pretty centre is home to useful shops, a farm shop and butchers, well regarded pubs, a doctor's surgery and a garden centre. A primary school and preschool are on the doorstep, while independent schooling is available at nearby Winterfold House. Set opposite the parish church, the cottage enjoys views over the churchyard and beyond to rolling countryside. Commuting is straightforward thanks to the village's convenient access to the M5 and M42, and there are wonderful walks in the surrounding countryside including the nearby Chaddesley Woods.

## Services

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

Broadband Speed: Superfast broadband available. Download speeds up to 80 Mbps and upload speeds up to 20 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 for river and surface water flooding.

## Council Tax


The Council Tax for this property is Band D

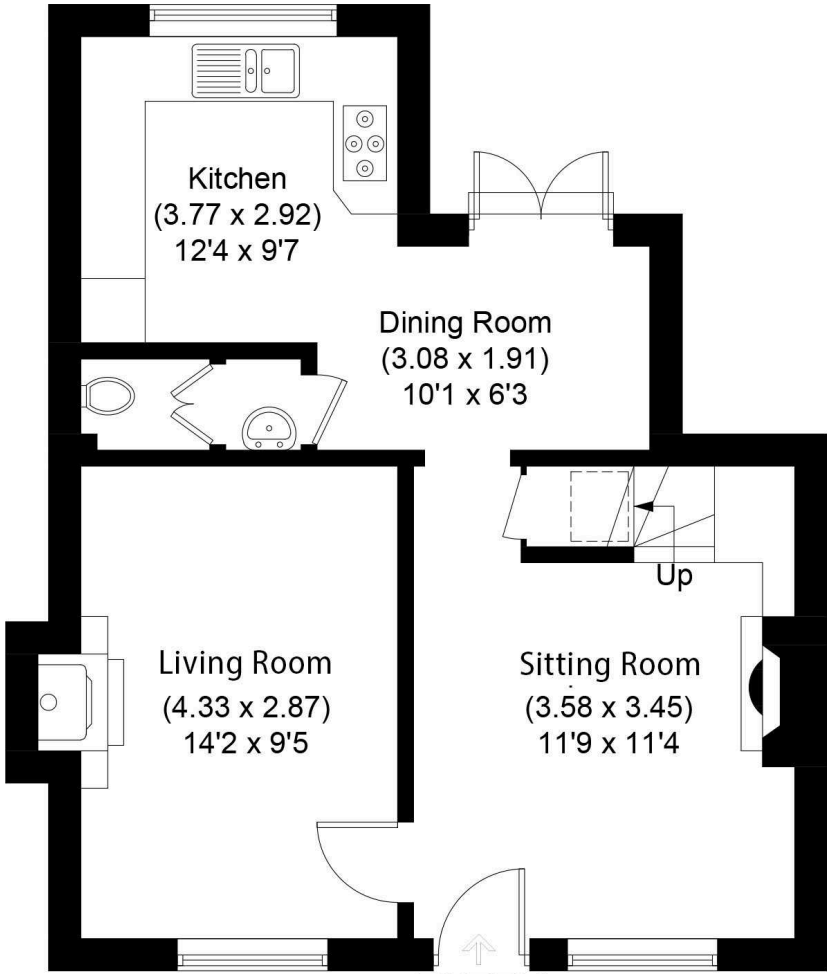




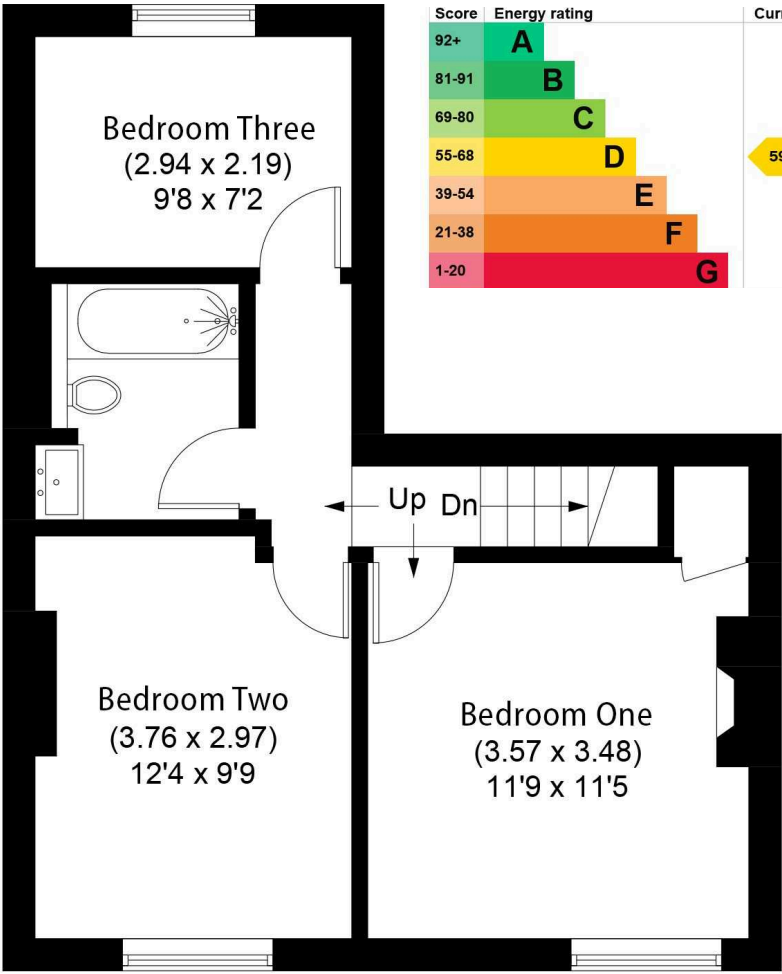
# Church View Cottages

Approximate Gross Internal Area  
Ground Level = 46.6 sq m / 502 sq ft  
First Level = 41.1 sq m / 442 sq ft  
Total = 87.7 sq m / 944 sq ft

 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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





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