



Laxtons, Shelsley Beauchamp, Worcester

G HERBERT
BANKS

EST. 1898

Laxtons
Shelsley Beauchamp
Worcester
WR6 6RA

A beautifully positioned mid terraced barn in the glorious Teme Valley.

A very spacious recently refurbished accommodation.

- Reception hall, cloakroom, lounge, dining room, breakfast kitchen, study with store off.
- Four bedrooms, en-suite shower room, family bathroom.
- Car parking. Lawn fore garden.
- Curtilage listed.

Situation

Laxtons occupies a truly wonderful position in a courtyard of converted barns in the stunning Teme Valley. The property lies adjacent to the very attractive All Saints Church with 14th Century Tower of red sandstone. It lies within walking distance of the world famous Shelsley Walsh Motor Hill Climb. The surrounding countryside of the Teme Valley is incredibly beautiful and provides many rewarding walks and countryside pursuits.

A range of local amenities can be found in the nearby villages of Great Witley, Martley and Clifton including junior schools. The house lies within the catchment of the much sought after senior school, the Chantry at Martley.

The Cathedral City of Worcester is about 10 miles distant and there is good M5 motorway access via junctions 5 at Wychbold and 6 and 7 to the north and south of Worcester. Worcester has main line railway connections to Birmingham and London.

Description

This extremely spacious mid terrace barn conversion has been refurbished during the late summer/early autumn of 2026. This has included a refitted kitchen, new bathrooms. New flooring and carpets throughout the property.

The accommodation is approached by a reception hall with timber laminate floor. Lying off this is a cloakroom with white suite. For those working from home there is a useful study with storeroom off with electricity and plumbing for washing machine and condensing dryer.

The house has the benefit of two generous and well-proportioned reception rooms, the lounge having the benefit of a feature fireplace in timber surround.

Lying to the rear of the house is the large, refitted breakfast kitchen with timber laminate floor and range of new cabinets together with a Beko electric double oven and Samsung electric hob with extractor over.

The first floor is served by a spacious landing leading to four good sized bedrooms. The master has a fitted wardrobe cupboard together with a newly refitted en-suite shower room. There is a separate family bathroom including a shaped bath with shower over.

Outside

Carparking for two cars.

Lawned fore garden with central paved path, herb bed and stocked side borders.

Please note there is no rear garden.

An adjacent small barn/garage is available by separate negotiation.

GENERAL INFORMATION

Energy Performance

Current Rating: 63D
Potential Rating: 76C
Carried out: 29th January 2020

Services

Mains electricity and water. Oil central heating with external boiler which we are advised is about two years old. Share private drainage.

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 ///layover.finishes.abstracts

In accordance with section 21 of the Estate Agents Act 1979, we confirm that the owners of this property are connected to an employee of G Herbert Banks.

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.

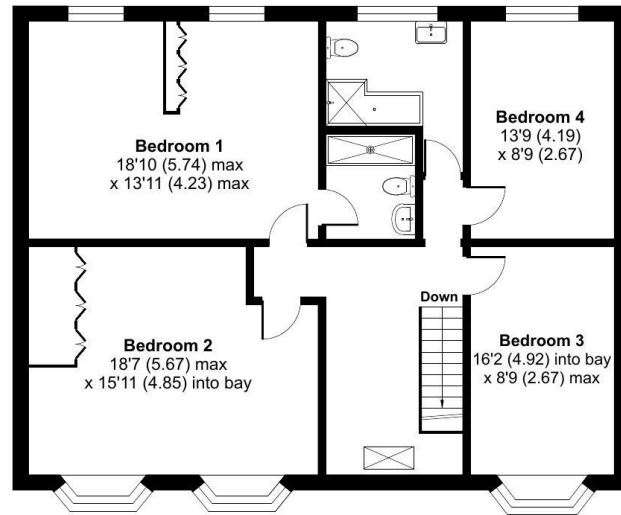




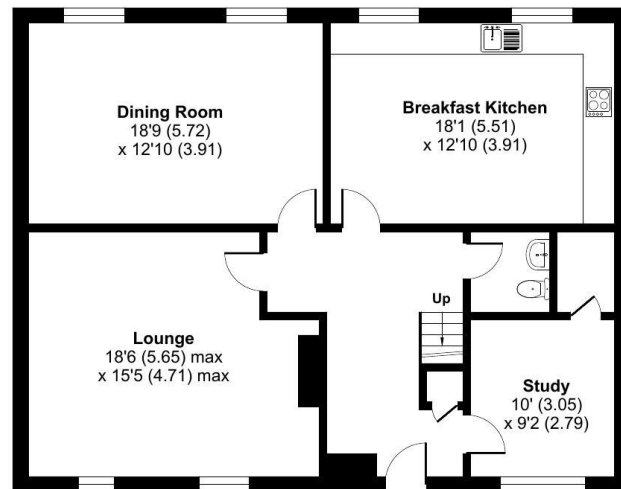
Laxtons, Shelsley Beauchamp, Worcester, WR6

Approximate Area = 2180 sq ft / 202.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for G Herbert Banks LLP. REF: 1536544



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