

The Barn

1 Old Hundred House Mews, Great Witley, Worcester, Worcestershire, WR6 6HN

COUNTRY & CLASSIC

The Barn

Detached Two/Three Bedroom Barn Conversion with Large Walled Garden, Gated Community with Private Parking & Shared Gym. Immaculately Presented Throughout with an Attractive Mix of Original Beams & Contemporary Fittings, Providing Spacious & Light Rooms Throughout. Central Village Position within Walking Distance of Amenities

THE PROPERTY

- Spacious, Light Entrance Hall with Porcelain Flooring & Attractive Panelled Walls
- Superb Open Plan Living Space with Vaulted Ceiling & Feature Original Beams – Living Space includes:
- Sitting Room with Woodburner & Solid Wood Floor & French Doors to Terrace & Garden
- Kitchen/Dining Room with Fully Fitted Contemporary Units, Breakfast Bar, Integrated Smeg Appliances including Gas Hob, Oven, Microwave, Dishwasher & Fridge/Freezer. Quartz Worktops & 1.5 Sink. Porcelain Flooring
- Mezzanine Level with Glazed Balustrade, Providing Comfortable Sitting Room/Third Bedroom
- Utility Room – Fully Fitted with Sink & Space for Washing Machine & Tumble Dryer
- Cloakroom
- Ground Floor Double Bedroom with Fitted Cupboards & Luxury Ensuite with Large Walk-In Shower
- First Floor Double Bedroom with Fitted Wardrobes, Eye Level Velux Window & Luxury Ensuite Bathroom with Walk-in Shower

THE OUTSIDE

- Large Enclosed Private Walled Garden -Professionally Landscaped with an Attractive Mix of Paved Terrace & Shaped, Brick Edged Gravel Areas
- Versatile Garden Room/Summerhouse & Separate Garden Shed
- Front Garden/Terrace with Lavender Hedging
- Private Parking for Two Cars in Gated Carpark & Plenty of Off Street Visitor Parking
- Communal Gym in Adjacent Building
- Attractive Landscaped Communal Quad to the Front





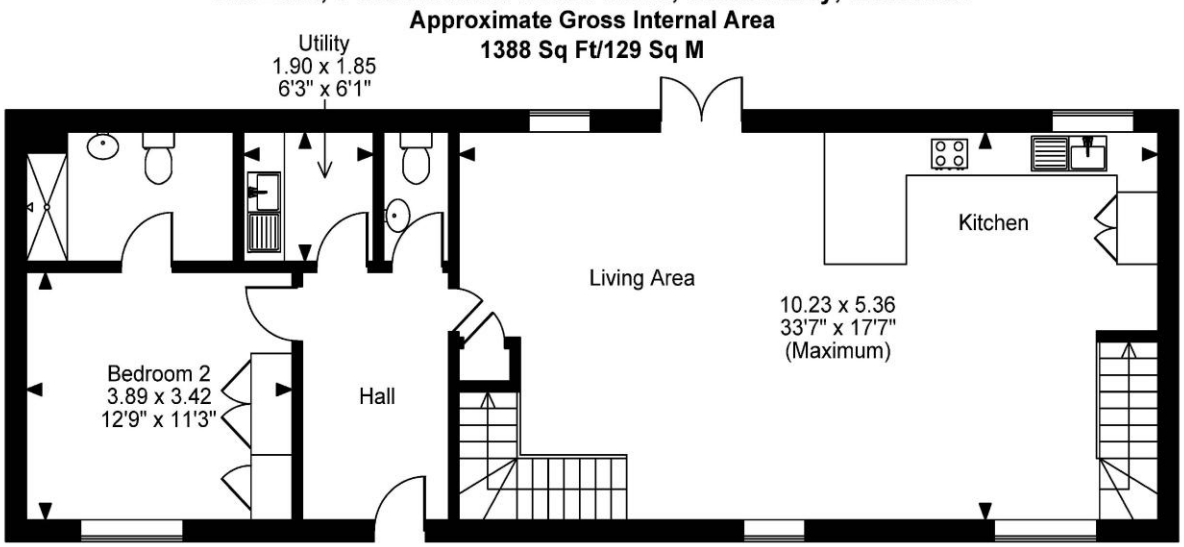




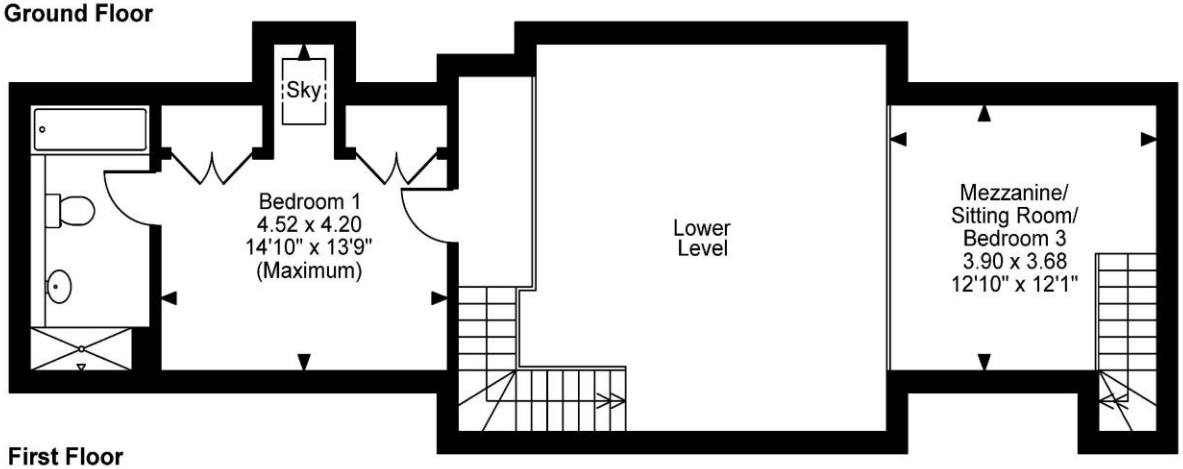
FLOOR PLANS

Total Approx. Floor Area 1388 Sq. Ft. (129 Sq. M.)

The Barn, 1 Old Hundred House Mews, Great Witley, Worcester
Approximate Gross Internal Area
1388 Sq Ft/129 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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THE SITUATION

- Located in the Centre of Great Witley within Walking Distance of Post Office, Shop, Village Hall, Primary School & Doctor's Surgery
- 6 Miles to Stourport-on-Severn
- 10 Miles to Kidderminster, 11 Miles to Worcester with Mainline Stations
- Easy Access to M5 and Motorway Network
- Chantry School Catchment

PRACTICALITIES

- Grade II Listed
- Council Tax Band F – Malvern Hills District Council
- Mains Electricity, Water & Drainage
- LPG Gas Central Heating
- Double Glazed Windows Throughout
- Broadband – Superfast Fibre
- 5 Years Build Warranty Remaining

DIRECTIONS

What3Words: snake.cope.ordeals

WR6 6HN – Sat Nav is accurate. The property is located in Great Witley on the junction of A443 Worcester Road and A451 Stourport Road. The property is gated with a private car park but there is large car park for visitors at the back of the property located off the A451 Stourport Road

VIEWING ARRANGEMENTS

Strictly by appointment with the agents.

COUNTRY & CLASSIC

Tel: 01531 888388 or 07879 630396

Email: enquiries@countryandclassic.co.uk















