



**Greystones
Menith Wood
Worcester**



Greystones Menith Wood Worcester WR6 6UG

A most delightful character house in this favoured village.

Reception Hall, Large Lounge, Breakfast Kitchen, Utility Room, Cloakroom.

4 Bedrooms and Shower Room.

In all about 998 sq.ft

Wonderful mature gardens with splendid home office and generous outbuilding. Gated driveway.

Situation

Greystones is situated in the heart of the sought after Teme Valley village of Menith Wood. Opposite the house is a lovely block of unspoilt woodland. Menith Wood has a village hall and a millennium green. More extensive amenities can be found in the nearby villages of Abberley and Great Witley including junior schools, general stores/post office and in Great Witley a doctor's surgery. The highly regarded Chantry School at Martley is readily accessible.

The lovely town of Tenbury Wells is about 8 miles & Worcester 15 miles.

There is M5 motorway access via junctions 5 at Wychbold and 6 at north Worcester. Kidderminster has a direct rail link to London and Birmingham

Description

This very appealing home is much cherished by the present owner. It provides character family accommodation which is double glazed. Lovely mature gardens compliment the house.

Greystones is approached by a reception hall leading to the generous lounge with oak floor, exposed timbers, full width stone fireplace with wood burning stove and twin double-glazed doors to the rear.

Beyond this is the well-appointed breakfast kitchen with range of cabinets, Bosch induction hob with Ciarra extractor over and Bosch double oven, tiled floor and wall tiling, door to rear and timbered ceiling.

Useful utility room with French antique ceramic sink unit and plumbing for washing machine. Cloakroom off.

Adjacent large double bedroom with exposed stonework and timbers and twin double-glazed doors to the front.



The first floor provides a long central landing, 3 double bedrooms and a well-appointed shower room.

Outside

Greystones is approached by twin iron gates with stone walling and a tarmac driveway.

Splendid Gardens

The Vendor is very keen on her gardening, and this is reflected in the delightful landscaped gardens.

Fronting the house is a good size shaped lawn with adjoining terrace, timber sheds and a selection of shrubs, plants and specimen trees including plum and apple.

In one corner is a charming home office / summer house with power supply and heating. (Not shown on floorplan)

The long rear garden provides many elements including a gravel terrace and gravel path with railway sleepers flanked by lawns. On one side is a good size kitchen garden with raised beds and small greenhouse. At the top of the garden is a most useful timber outbuilding with power and lighting, presently used as a workshop but could provide potential for a variety of uses.

General Information

Services

Mains electricity, water and drainage. Oil central heating.

Local Authority

Malvern Hills District Council Tel: 01684 862151

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

From Worcester take the A443 signposted to Great Witley. Turn right onto the B4202 signposted to Cleobury Mortimer. Proceed before taking a left hand turn to Menith Wood and continue into the village before locating the property ahead on your left-hand side.

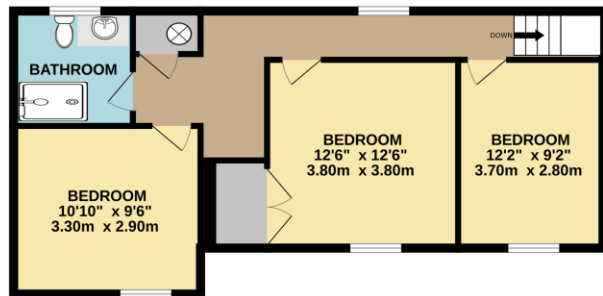
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Sales particulars produced April 2023

GROUND FLOOR
998 sq.ft. (92.7 sq.m.) approx.



1ST FLOOR
569 sq.ft. (52.9 sq.m.) approx.



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