



Orchards, Sankyns Green, Little Witley, Worcestershire

G HERBERT
BANKS

EST. 1898

Orchards
Sankyns Green
Little Witley
Worcestershire
WR6 6LQ

A fabulous country house with a wonderful expanse within.

Desirable rural hamlet very well placed for commuting.

Reception Hall, Cloakroom, Library/Sitting Room, Living Room, Excellent Home Office, Generous Dining Kitchen, Laundry/Utility.

Splendid Range of 4 Double Bedrooms, 3 Bath/Shower Rooms (2 En-suite)

In all about 3914 sq.ft (includes garage excludes workshop)

Garage, Driveway, Lawned Gardens/Grounds and Attractive Views.

Situation

Orchards is a brilliant country house situated in a lovely area of West Worcestershire well positioned at the beginning of a no through country lane. There are a range surrounding villages including Great Witley, Little Witley, Shrawley, Holt Heath and beautiful village of Ombersley.

These villages provide a number of amenities including junior schools, post office/stores, the well regarded Broomfields farm shop and café, pubs/restaurants and fine churches. Importantly the property lies within the catchment of the highly sought after Chantry Senior School in Martley.

The cathedral city of Worcester is about 8 miles with a superb range of independent schools including Kings School Worcester, Kings Hawford, RGS Worcester and The Grange. Worcester has 2 rail stations with direct connections to Birmingham and London at Paddington together with the very well-placed Worcester Parkway to the south of the city.

There is a very M5 motorway access via junctions 5 at Wychbold and 6 at Warndon North Worcester.

Description

This striking house has been beautifully refurbished and remodelled by the present owners over the past 7 years. The generous family accommodation allows for a great deal of versatility with an excellent amount of natural light. It provides a wonderful flow of space with energy efficiency being integral to the redesign. There is underfloor heating and a number of principal ground floor rooms have engineered oak floors.

Orchards is approached by a canopy porch and a substantial reception hall with cloakroom off. The superb range of rooms include a library/sitting room, living room with provision for the installation of a wood burning stove and a super large home office providing a spending work from home space. Complimenting these superb main rooms is the very spacious and much enjoyed living/dining kitchen. This provides an extensive range of wall and floor mounted cabinets, a prominent central island unit with granite, Bosch induction hob with glazed ornate splash back, and Bosch twin electric oven. Bi-folding doors provide an excellent link to a raised sun terrace and the gardens/grounds.

The house also benefits from a large utility/laundry room with integral pantry and tiled flooring.

A handsome oak staircase leads to the generous first floor landing. Lying off this are 4 very impressive double bedrooms. The superb master bedroom has a dressing area and en-suite shower room. There is a further en-suite shower room to the guest bedroom and a very well-appointed family bathroom with shared pod bath.

Outside

Single garage with workshop area, electronic up and over door, door to the house and hot water cylinder. Worcester Bosch oil fired boiler. Tarmacadam driveway.

Integral workshop and separate store to the rear of the house.

Attractive wrap around lawned gardens and grounds with raised front terrace, further inset terrace with timber pergola with roses and a variety of trees, shrubs and plants.

Maturing kitchen garden with a variety of beds including asparagus and strawberry. There are 2 adjacent greenhouses.

There are some lovely views enjoyed from these gardens.

GENERAL INFORMATION

Services

Mains electricity and water. Private drainage with a new treatment plant installed within the last few years. Oil fired central heating.

Local Authority

Malvern Hills District Council Tel: 01684 862151

EPC Rating

The EPC was carried out in October 2023 with a rating 62/D; potential 77/C.

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

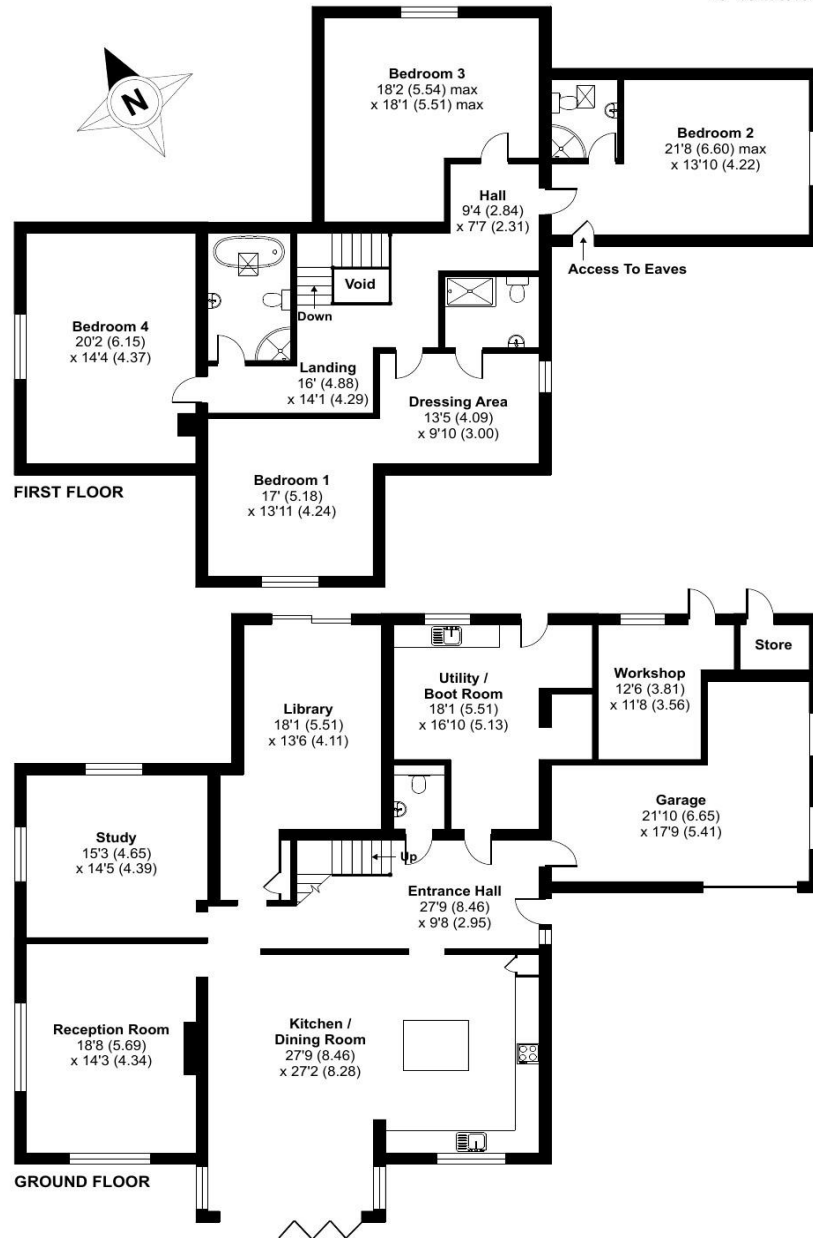
From Worcester take the A443 signposted to Tenbury Wells. Proceed through the villages of Hallow and Holt Heath bypassing the village of Little Witley. Take a right-hand turn towards Shrawley and Sankyns Green. Proceed along this country lane turning left into a small lane opposite the turn to Eastgrove. The drive is the first on the left-hand side.





Approximate Area = 3914 sq ft / 363.3 sq m (includes garage and excludes workshop / store)

For identification only - Not to scale



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