



The Laurels, Great Witley, Worcester

G HERBERT
BANKS

EST. 1898

The Laurels
Worcester Road, Great Witley
Worcestershire
WR6 6HR

A most welcoming period house with generous family accommodation.

Situated in the centre of Great Witley.

Entrance porch, elegant large reception hall, drawing room, dining room, study, breakfast kitchen, utility room, cloakroom.

6 bedrooms, 4 bath/shower rooms (2 En-suite)

In all about 3150 sq.ft

Broad gravel walled parking, attractive enclosed gardens.

Situation

The Laurels is situated in a prominent position in the heart of Great Witley. This much favoured village provides an extensive range of amenities including Great Witley CofE primary school, post office and general store, garage with Asda, doctors surgery, active village hall and the remarkable Baroque Church at Witley Court. The property lies within the catchment of the sought after Chantry Senior School in Martley.

The Elms Hotel and Spa are a short driving distance away. Abberley has the popular Manor Arms pub. More comprehensive amenities can be found nearby in the Wyre Forest towns of Kidderminster, Stourport and Bewdley. The cathedral city of Worcester is about 10 miles distant.

Both Kidderminster and Worcester have direct rail links to London and Birmingham. There is good M5 motorway access via junctions 5 at Wychbold 7 and 6 at North Worcester.

The beautiful surrounding countryside of the Teme Valley provides many walks and countryside pursuits.

Description

A handsome semi-detached period village house with substantially extended accommodation of great character. It is a wonderful and much loved family home with mostly double glazed accommodation.

The Laurels is approached by an entrance porch with quarry tiled floor. This leads to the striking reception hall with cloakroom off. There is a splendid large dining room with superb period marble fireplace with cast iron inset, wall panelling and ceiling corning.

The fine drawing room has an exposed timber frames, wall panelling, a brick inglenook fireplace with wood burning stove, timbered ceiling and recessed storage area.

There is a very useful good sized study with double glazed bay window and fitted book shelving.

Lying to the rear of the house is a spacious breakfast kitchen with range of cupboards, Rangemaster cooker, glazed cabinets and working surfaces, tiled floor and oil fired boiler. There is a utility room off with sink unit and plumbing for a washing machine.

The first floor provides a generous landing with exposed timbers and potential study area. This leads to 4 bedrooms, 1 with an en-suite bathroom and the other an en-suite shower room. There is a separate family bathroom.

There is more excellent space on the second floor providing 2 double bedrooms, one with recessed work/storage area and a well-appointed bathroom.

Outside

The Laurels is approached over an initial shared tarmac driveway. Double iron gates lead to the broad walled courtyard providing car parking. There are surrounding well stocked borders and good screening from the main road.

A paved path and gate leads to the enclosed rear garden with paved terrace, level lawn, attractive borders and useful timber garden shed.

GENERAL INFORMATION

Agents Note

A number of the rooms in The Laurels command wonderful views towards Woodbury Hill, Abberley Hills and the Abberley Clock Tower.

Services

Mains electricity, water and drainage. Oil fired central heating.

EPC Rating

A full copy of the EPC can be requested from the selling agents or by visiting:

www.gov.uk/find-energy-certificate.

The EPC was carried out in May 2024 with a rating 33/F and potential 65/D.

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 by Appointment Only

Via the Agent's Great Witley Office Tel: 01299 896968

Directions

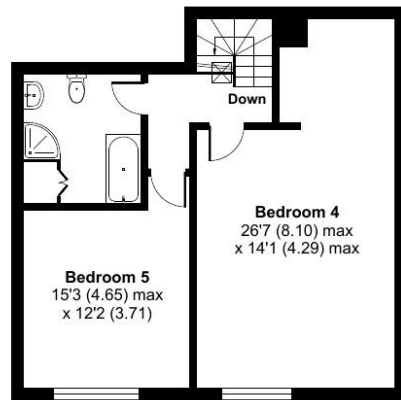
The Laurels can be found in the centre of the village on the A4431 just after the post office on the right hand side as identified by the agents for sale board.

Sales particulars produced May 2024

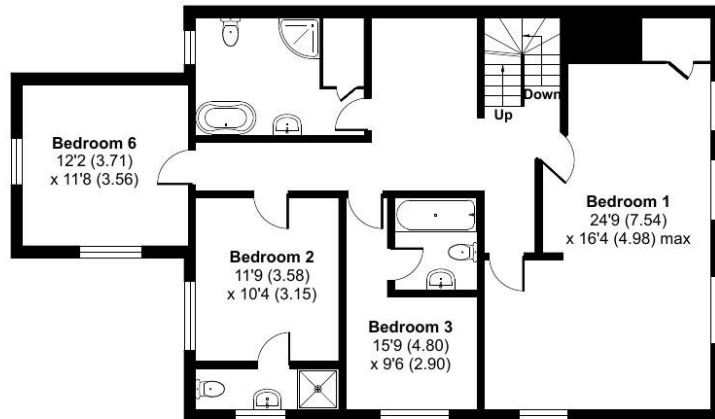


Approximate Area = 3150 sq ft / 292.6 sq m

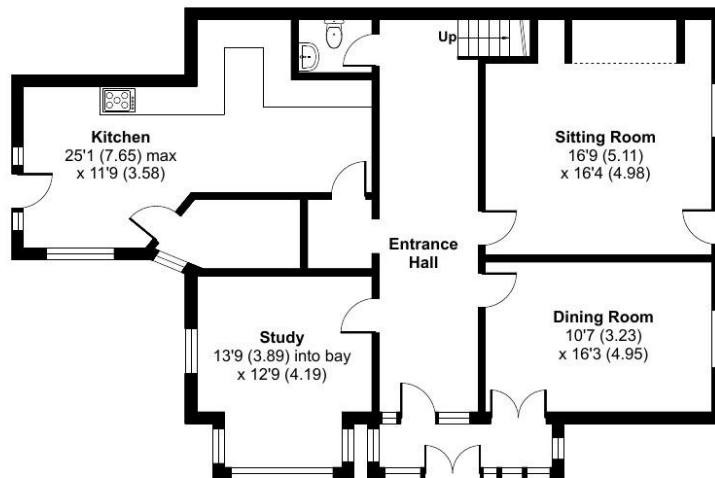
For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR





**G HERBERT
BANKS**

EST. 1898

01299 896 968
info@gherbertbanks.co.uk
www.gherbertbanks.co.uk

The Estate Office, Hill House
 Great Witley, Worcestershire WR6 6JB



AGENTS NOTE The Agents would stress that these particulars have been written as a guide to the prospective purchaser and that measurements are approximate. If a prospective purchaser requires clarification on any point mentioned within these particulars they are asked to contact the Agents. The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor the Agents of the Vendor, are responsible for any such faults or defects or for any statements contained in the general remarks, summaries or particulars of sale of the property prepared by the said Agents. The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance on any of the said statements, that he has satisfied himself as to the correctness of each of the statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or the said Agents in relation to, or in conjunction with, the property. The plan and quantities are based on the last Ordnance Survey sheets as revised by the Agents. Where fields or enclosures have been divided, the areas have been estimated by the Agents and the quantities are believed to be correct and shall be so accepted by the purchasers. G Herbert Banks LLP is a limited liability partnership registered in England and Wales with registered No. OC344076. G Herbert Banks LLP is a member of The Property Ombudsman.

