



1 Stanford Road, Great Witley, Worcestershire

G HERBERT
BANKS

EST. 1898

1 Stanford Road
Great Witley
Worcester
WR6 6HT

An appealing semi-detached family home with spacious accommodation.

Elevated setting with some wonderful views.

Much favoured village with excellent amenities.

Superb dining kitchen, living room, inner hallway, conservatory, cloakroom, utility room.

4 bedrooms, en-suite shower room, family bathroom.

In all about 1549 sq.ft

Parking for up to 4 cars, pleasant gardens with good entertaining terrace.

Chantry Catchment

Situation

1 Stanford Road lies within a short walking distance of Great Witley. From its elevated position it commands some fine tree top views towards the dome of Witley Court and beyond.

Great Witley provides a comprehensive range of local amenities to include a junior school, doctors surgery, active village hall and playing fields, garage with an Asda, post office / general store and the remarkable Baroque Church at Witley Court. The property lies within the catchment of the highly regarded Chantry senior school at Martley.

The wonderful surrounding undulating countryside provides many splendid walks and countryside pursuits. Extensive amenities can be found in the close by Wyre Forest towns of Stourport, Kidderminster and Bewdley.

The cathedral city of Worcester is about 10 miles with good M5 motorway access via junctions 5 at Wychbold and 6 at north Worcester. Kidderminster has a direct rail link to Birmingham, London and Worcester.

Description

This is a superb semi-detached family home with double glazed accommodation. The current owners have refitted the dining kitchen to create a very impressive room which is the principal approach to the house. It includes an extensive range of wall and floor mounted cabinets, granite working surfaces over with small breakfast bar, range cooker with extractor hood, dishwasher and attractive dining area with fitted bench seating and fine overhead suspended lighting.

Inner hallway off with integral cupboard and cloakroom to one end.

Welcoming living room with woodburning stove and large window. Generous double glazed conservatory with double doors to the exterior.

The first floor is served by a central landing with integral cupboard and 4 bedrooms. The master has a feature glazed Juliette balcony with double doors and a superb re-fitted en-suite shower room. There is also a well fitted family bathroom with white suite including a bath with shower over and vanity wash basin.

Outside

Parking for 4 cars.

Attractive gardens with sloping lawn with trees, shrubs and hazel hurdle fencing.

Fine level flagstone terrace showing off the position with astro turf. Rear lawned garden with shed.

GENERAL INFORMATION

Services

Mains electricity and water. Shared private drainage. Oil fired central heating.

Local Authority

Malvern Hills District Council Tel: 01684 862151

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 January 2015 with a rating 56/D; potential 78/C.

Viewing by Appointment Only

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

Fixtures and Fittings

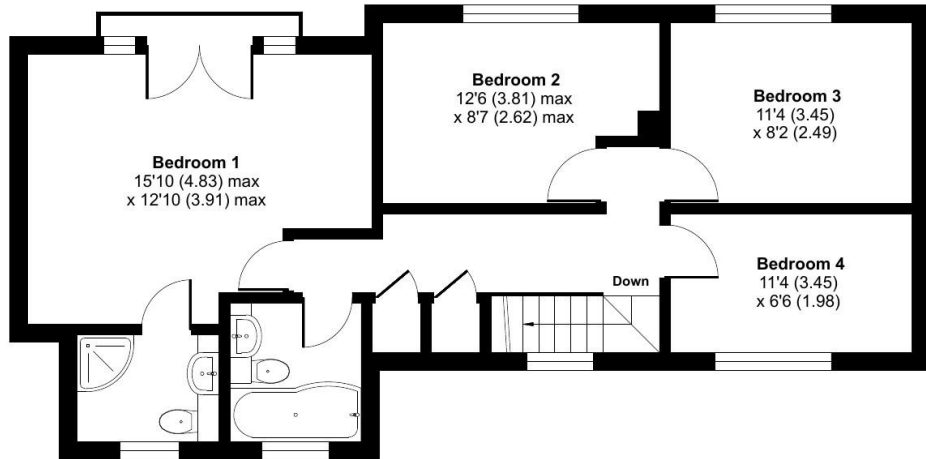
Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

What 3 Words

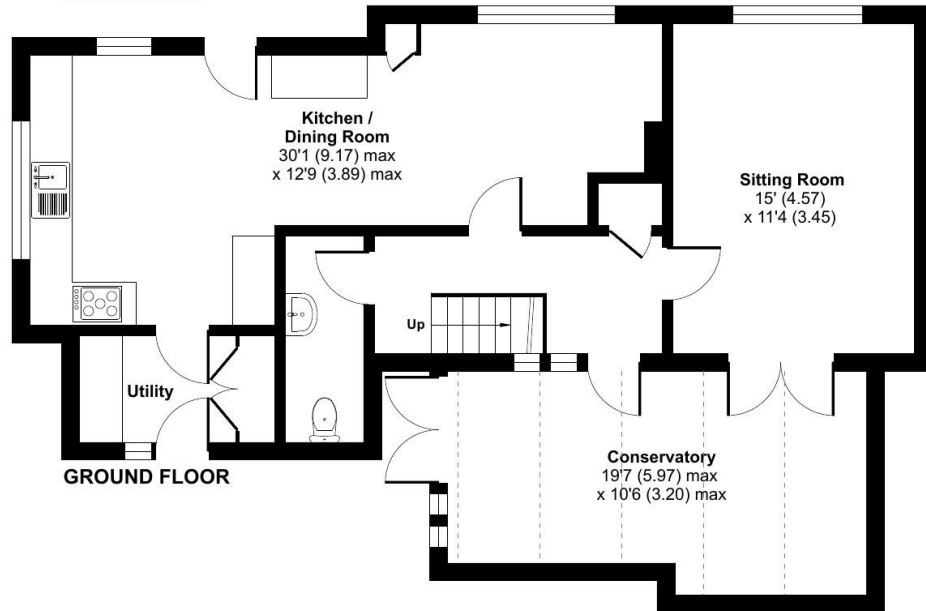
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Approximate Area = 1549 sq ft / 143.9 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



**G HERBERT
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