



The Mound, Pensax Common, Stockton, Worcester

G HERBERT
BANKS

EST. 1898

The Mound
Pensax Common
Stockton, Worcester
WR6 6XL

A fabulous country house in a wonderful private position.

Reception hall, charming sitting room with wood burner, dining room, superb breakfast kitchen, generous utility, shower room

4 bedrooms, family bathroom.

In all about 1416 sq.ft

Garage, gardens and rear sloping land, delightful views.

Situation

The Mound is situated just outside the well regarded village of Pensax and is approached up an unmade no through country track.

The village has the fine 1832 St James Church and the handsome Pensax Court.

Local amenities can be found in the close by villages of Clows Top, Abberley and Great Witley. Including post offices/general stores, primary schools, a doctor's surgery in Great Witley, the highly favoured Chantry secondary school in Martley and the recently opened Bell Public House. There is a bus service to the Chantry School and Lacon Childe School in Cleobury Mortimer.

The surrounding unspoilt countryside provides many rewarding walks and leisure pursuits. There is a regular rail connection to Birmingham and Worcester from the large Wyre Forest town of Kidderminster and M5 motorway access via junctions 5 at Wychbold and 6 at north Worcester.

Description

This truly wonderful extended period house has an abundance of quality fitting and very stylish accommodation. There are some lovely fitted window shutters and period style radiators.

Approached by an entrance hall with charming sitting room off with quarry tiled floor, exposed brick wall and woodburning stove.

Lying off the other side of the hall is the dining room with flag stone floor, fitter cupboards and ceiling spot lighting. This leads directly into the striking breakfast kitchen with large central island unit with polished granite, range of hand painted cabinets, Rangemaster cooker and Bosch dishwasher.

Fitted utility room off with cupboards, Worcester oil fired boiler, door to exterior and plumbing for washing machine.

Very well appointed shower room off which includes a large shower.

An oak staircase leads to the first floor with central landing, 4 attractive bedrooms, the fine master with en-suite shower and quality family bathroom.

Outside

Small garage.

Lawned fore garden with sun terrace, rear lawned garden with further sun terrace. Area of sloping land adjoining the rear garden.

GENERAL INFORMATION

Services

Mains electricity and water. Oil fired central heating, private drainage to a treatment plant.

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 November 2020 with a rating 41/E; potential 79/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

///link.unzipped.hometown

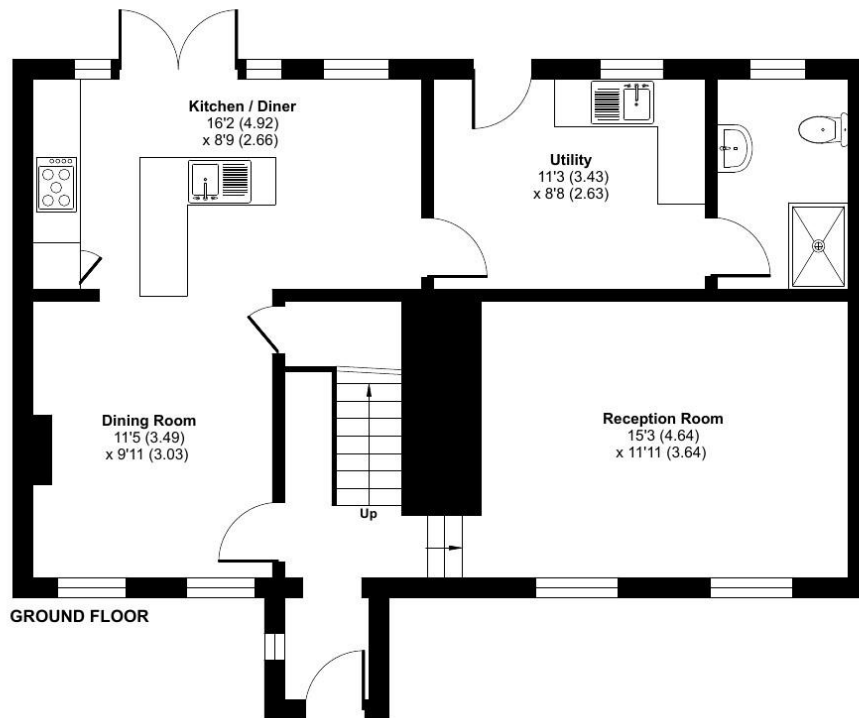
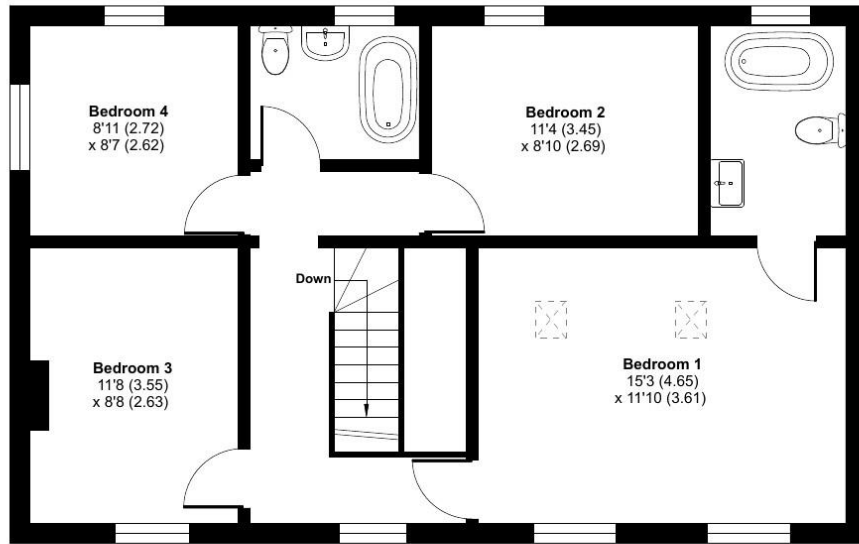
Sales particulars produced August 2024





Approximate Area = 1416 sq ft / 131.5 sq m

For identification only - Not to scale





**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.

