



Orchard House, Woodbury Park,
Holt Heath, Worcester WR6 6NT

A generously proportioned detached home set within the Chantry catchment area & offered 'for sale' with no onward chain.

This home, of around 1500 square ft was individually built by the current vendors in 1986 & has a driveway with parking for multiple cars or a motorhome & a further double garage. This village property comprises; reception hallway with stairs rising to the first floor & access into the lounge, dining room, study/bedroom, kitchen & cloakroom/W.C.

The kitchen has a range of base & wall units made of a honey oak & has an eye level double oven, hob & extractor, swan neck mixer tap & one & a half bowl sink, garden views & space for white goods. From the kitchen is the utility room, for additional storage & space for appliances, plus a side door out to the garden.

There are views of the gardens from the dining room & the separate lounge, which has a feature fireplace & double doors out to the rear patio area.

To the first floor, the galleried landing leads to the three double bedrooms & the family bathroom, with bedrooms one & two both having an en-suites. There is the potential for a loft conversion too for 1-2 bedrooms (STPP).

Externally, the driveway provides parking for numerous vehicles & it could accommodate a campervan/motorhome via a stretch of driveway to the side of the garage. The garage is a double & has up & over doors, power & lighting & a courtesy access door to the side. There is a useful EV point installed outside of the garage & inside the garage is an inspection pit, Ideal for any car enthusiast.

The gardens are fenced & enclosed, mainly laid to lawn, with established planting & trees, which afford it a good degree of privacy, along with useful gated side access.

The home is set within a cul de sac of 21 houses & is in the village of Holt Heath. From here, you are walking distance of the local pub, as well as Broomfields of Holt- an extensive farm shop serving food & baked goods. A short drive away is the beautiful Shrawley Woods, as well as No1 Brownes Way coffee shop, in Hallow, The Holt Fleet pub for drinks by the riverside & the Astley Vineyard for buying & trying local wine.

Worcester city centre itself is around 8 miles away & offers a large range of amenities, from pubs, bars, restaurants & cafes to shops, supermarkets, retail parks & leisure centres. There are two train stations in Worcester offering direct links to both London & Birmingham.

FREEHOLD

Council Tax Band F - Malvern Hills





Agents Note

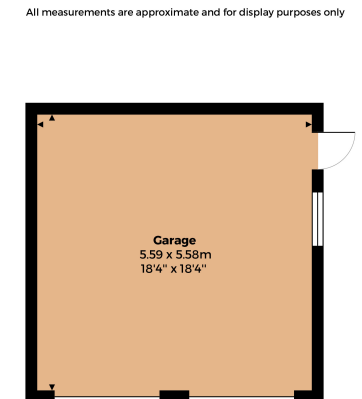
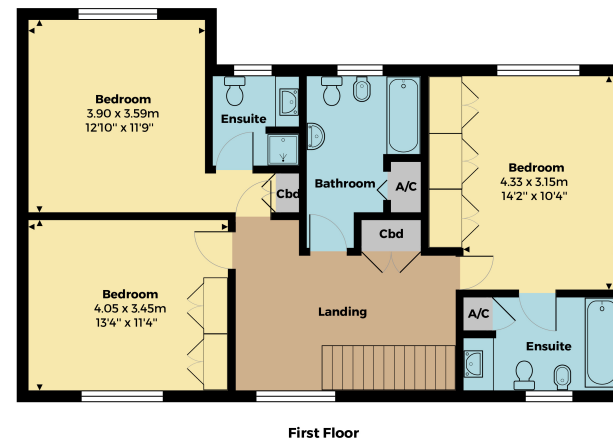
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| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 74 | 83 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |

General Information

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. **FIXTURES AND FITTINGS** All items not specifically mentioned within these details are to be excluded from the sale. Any mention of services/appliances within these details does not imply they are in full and efficient working order and no testing has been done by the Agent.



All measurements are approximate and for display purposes only

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