



Old Forge



Old Forge

Worcester

Offers Over £450,000

Nestled in the tranquil Hamlet of Whitburn, just outside Knightwick, this charming four-bedroom detached property epitomizes the essence of a perfect family home. Boasting a picturesque rural setting, this spacious residence offers an idyllic retreat for those seeking tranquility amidst natural beauty. Step inside to discover a generously proportioned living space, featuring a beautifully appointed large kitchen diner that serves as the heart of the home. Flooded with an abundance of natural light, the property exudes warmth and comfort throughout. With its sizable living room providing ample space for relaxation and entertainment, this home promises a lifestyle of unparalleled comfort and convenience. An invitation to experience the serenity and charm of country living, a viewing is highly recommended to fully appreciate the alluring appeal of this exceptional property.

We've Noticed

- **Detached Family Home**
- **Countryside views to the rear**
- **Four bedroom property**
- **Country Setting**
- **Large Kitchen/Diner**
- **South facing garden**
- **4 double bedrooms**



Entrance Hall

Step into a stunning, airy entrance area flooded with natural light, showcasing a seamless blend of functionality and style. This inviting space features abundant storage for shoes and coats, ensuring convenience and organization for residents and guests alike. Boasting a dual aspect setting, the entrance area offers a bright and welcoming ambiance while providing convenient access to the garage, ground floor, and first floor, making it the perfect introduction to your new home.

Kitchen Diner

Descending to the ground floor, you're welcomed by a meticulously designed kitchen diner, seamlessly blending traditional charm with contemporary elegance. The heart of the home features a stunning farmhouse-style kitchen adorned with wrap-around hardwood worktops and a breakfast bar, creating a perfect fusion of functionality and style. Double doors lead out to a picturesque patio area, offering seamless indoor-outdoor living, while direct side access adds convenience to your daily routine. Bathed in natural light from both the large window and south-facing position, the space feels bright and inviting throughout the day. The kitchen is equipped with integrated appliances including a dishwasher and range cooker, complemented by ample storage and space for a double fridge freezer. With room for a 6-8 person dining table, this beautifully appointed kitchen diner is ideal for entertaining friends and family in style.

WC

Opposite the kitchen you have the downstairs WC, a good size space that's well appointed.

Living Room

Step into another beautifully appointed room that spans the entire length of the property. The living room boasts a dual aspect, featuring double doors that open onto a south-facing rear patio and a large front window, flooding the space with natural light. With generous dimensions, there's ample room for a three-piece living room suite, sideboards, and other furnishings. Adding warmth and character, the room also features a wood burner set upon an impressive brick hearth and chimney, creating a cozy and inviting atmosphere.

Garage/ Utility

The internal garage serves as a multifunctional space, doubling up as a utility area. Equipped with plumbing for a washing machine and ample space for a tumble dryer, it provides all the amenities needed for laundry tasks. Additionally, the garage features a separate sink, cupboards, and worktops, creating a complete utility area. Housing the Worcester Bosch oil boiler, it ensures efficient heating throughout the home. Accessible from both the internal hallway and an external garage door, it offers convenience and versatility for everyday use.

Landing

Heading to the first floor, the property boasts a gallery landing leading to the four bedrooms and family bathroom.

Family Bathroom

The bathroom has been recently refitted, offering a well-appointed space with a shower bath combination, toilet, and sink. It features a towel radiator and a large frosted window that allows ample natural light into the room.

Bedroom One

The primary bedroom is generously sized, providing ample room for a king-size bed and featuring a wall of fitted wardrobes, along with space for additional freestanding furniture. Positioned at the rear of the property, it benefits from abundant natural light and stunning views of the surrounding countryside. The room also includes an ensuite, featuring a spacious shower, toilet, sink, and airing cupboard.

Bedroom Two

Bedroom two, situated at the rear of the property, is another generously sized double bedroom offering ample space for a king-size bed, wardrobe, sideboards, and desk. Enhanced by a large rear window, the room boasts breathtaking panoramic rural views of the countryside.

Bedroom Three

Bedroom three is a spacious double room located at the front of the property, providing ample space for a double bed and additional freestanding furniture such as a chest of drawers and wardrobe. Enhanced by a large double-glazed window, the room enjoys abundant natural light throughout the day.

Bedroom Four

Situated at the rear of the property, this room, currently utilized as an office, is a generously sized double bedroom. Offering ample space, it benefits from breathtaking views of the surrounding countryside and enjoys abundant natural light due to its south-facing position.

Garden

The property boasts a south-facing rear garden, offering privacy and picturesque views of the countryside. Comprising a blend of patio and lawn areas adorned with a charming pagoda, the garden also features a lodge. Presently, the lodge is divided into a combination of a games room and an office space but can be reconfigured into a single expansive area for versatile use.

Parking

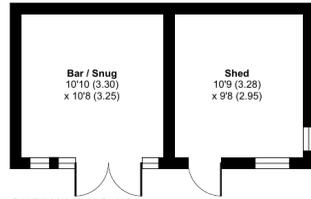
The property offers a large drive for parking of four cars not including the garage space.



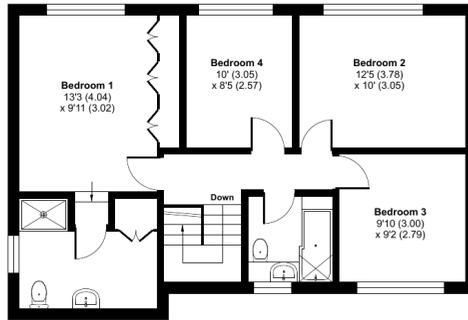
Old Forge, Whitbourne, Worcester, WR6

Approximate Area = 1364 sq ft / 126.7 sq m
 Garage = 170 sq ft / 15.7 sq m
 Outbuilding = 221 sq ft / 20.5 sq m
 Total = 1755 sq ft / 162.9 sq m

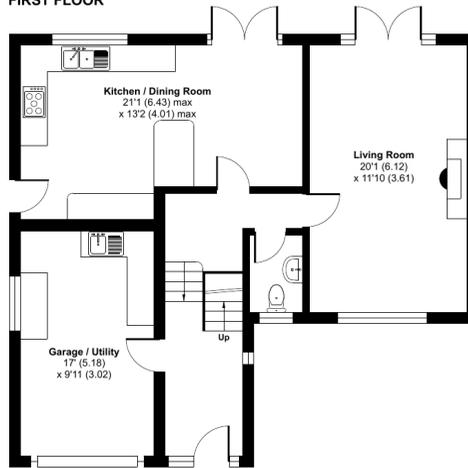
For identification only - Not to scale



OUTBUILDING 1 / 2



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecomm 2024. Produced for Hills Estate Agents. REF: 1110992

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		61	74
England, Scotland & Wales		EU Directive 2002/91/EC	

46 Foregate Street, Worcester WR1 1EE

Tel: 01905 723545 info@hillsestateagents.co.uk

www.hillsestateagents.co.uk

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