









## HATFIELD COTTAGE

A delightful brick-built cottage with later modern additions sits in approximately 0.6 of an acre, and offers a perfect balance of period character and contemporary convenience. Nestled in a tranquil setting, the home boasts a warm and welcoming exterior with well-tended gardens, and has been refurbished to a very high standard throughout by the current owners.

This four bedroom country home is perfect for buyers looking for countryside charm without sacrificing modern practicality. The combination of a traditional English cottage style with sympathetically designed extensions makes it suitable for family living, entertaining, or a peaceful retreat.

Situated down a quiet Lane and surrounded by beautiful countryside, the cottage is only a mile away from Holt Heath which offers locals a post office, village store, farm shops and a riverside public house. Located within the renowned Chantry High School and Great Witley CE Primary School catchment area or further afield is Kings Worcester and RGS Worcester, with local bus services.

With over 2600 sq ft, the cottage offers a great blend of period charm and modern fixtures and fittings one would expect to find in a refurbished family home.

A welcoming hallway gives access to a stunning sitting room with a pretty log burning stove and offers views of the garden as well as access through French doors to a private terraced seating area. The hallway also leads through to a bespoke modern kitchen with breakfast / dining area with a fabulous Inglenook fireplace, blending beautifully with a contemporary kitchen area with wall and base level units and drawers with Quartz work surfaces over, built-in oven, grill, and induction hob. The kitchen also benefits from a separate laundry room with access to the garden. The cottage has a lovely home office / study so ideal for those family members who study or work from home.







The main bedroom is of good proportions and situated on the ground floor with it's own French doors leading out to a terraced area and benefits from a beautifully fitted, Porcelanosa tiled en suite shower room. Bedroom two is also located on the ground floor with access to the family bathroom, both of which could be really beneficially for those who want one level living in the future. The remaining two bedrooms are located on the second floor.

The front driveway has space for multiple vehicles together with a double garage with electric doors, electric car charger, and with useful room above which could be utilised as an office space.

The gardens are delightful, with well designed private seating areas with water feature, large area of lawn surrounded by mature hedgerow, shrubs and trees. Located at the end of the garden, with access to the lane, sit the stable block which has potential to enhance (Subject to the relevant planning consents).

We recommend a private viewing to really appreciate this unique family home.







## ADDITIONAL INFORMATION

**TENURE:** FREEHOLD Purchasers should check this before proceeding.

**SERVICES:** We have been advised by the vendor there is mains WATER, ELECTRICITY, AND PRIVATE DRAINAGE VIA A KLARGESTER, and OIL FIRED HEATING connected to the property. However, this must be checked by your solicitor before the exchange of contracts.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions, etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** We understand to lie in Band F

**ENERGY PERFORMANCE CERTIFICATE RATING:** D We can supply you with a copy should you wish.

**VIEWING:** By appointment only

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements and confirm what is included in the property with their solicitor. We as agents have not tested the working order of any fixtures, fittings, or appliances, this is the responsibility of the buyer should they wish to do so. We have a Company complaints procedure in place, please ask for more details.

**MONEY LAUNDERING REGULATIONS** Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





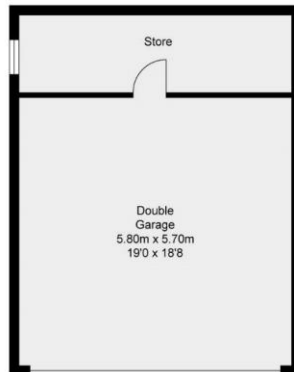






**Hatfield Cottage, Ockeridge, Wichenford, Worcester, WR6 6YR**  
**Main House Area 1925 square feet**  
**Outbuilding Area 712.0 square feet**  
**Total Area 2637.0 square feet**

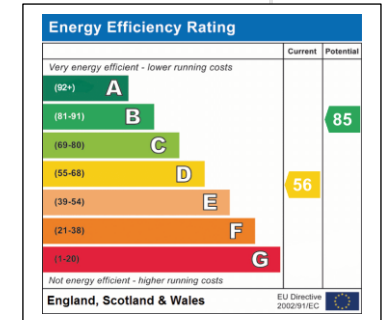
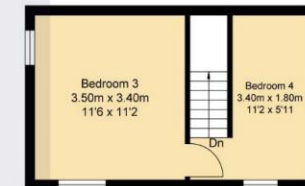
**Outbuilding**



**Ground Floor**



**First Floor**



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. THE PUBLISHER DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.