



Bank Road, Little Witley, Worcester, WR6 6LS

£735,000

The logo for Arden Estate Agents features a stylized green house icon above the word "arden" in a bold, lowercase sans-serif font. Below "arden" is the text "ESTATE AGENTS" in a smaller, uppercase sans-serif font.

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Introducing an exceptional property located on Bank Road, Little Witley, Worcester, set in just under 1 acre of gardens offering a perfect blend of modern living and charming countryside surroundings. Spanning a generous 3484sq ft, this thoughtfully designed home is perfect for families seeking spacious, stylish accommodation. The property also offers the opportunity for further development, the current vendors had concept plans developed for building a double garage and store with an annex above but would be subject to checking the permitted development requirements or planning permissions.

The home welcomes you into a large hallway featuring ceramic tiled flooring and oak internal doors, exuding a sense of quality from the moment you step inside. The hallway also houses the Wi-Fi connected control panel for the electrical underfloor heating system and central heating thermostat, with an additional underfloor heating control in the kitchen. The spacious living room offers stunning views overlooking the front garden and features a custom-built media wall, the room's calm ambiance is a perfect space for relaxation.

The heart of the home is undoubtedly the extended kitchen/diner and family room, a bright and spacious area ideal for family gatherings or entertaining. The kitchen comes equipped with a Bosch induction hob, a traditional Rayburn 480x (which also serves as the home's oil boiler), built in Bosch appliances and a large extended breakfast bar, perfect for casual dining. The room flows seamlessly onto the wraparound decking, offering an ideal space for outdoor dining or relaxation. Adjacent to the kitchen, there's a utility room fitted with a sink and plumbing for a washing machine, offering practical storage and space for appliances. For added convenience, there is a separate WC.





The ground floor also features three well-proportioned bedrooms. The master suite boasts a tiled en-suite bathroom with a luxurious corner bath, overhead shower, and modern fittings. The second bedroom offers flexibility with a sliding door opening to the hall, while the third bedroom overlooks the rear of the plot. A shower room completes the downstairs living space, located next to bedroom two.

A loft conversion has added a large double bedroom and seating area on the first floor, complete with eaves storage. From the loft conversion, there is access to the expansive loft room which presents a wealth of possibilities, with huge storage space that could easily be converted into additional living areas or an office. The outdoor space has been designed for enjoyment and functionality. The outdoor bar is perfect for hosting gatherings, with outdoor electrics and a spacious deck to enjoy summer evenings. For those who require extra storage or workspace, the property includes a garage, and a large store/workshop equipped with electricity. The garage and external storage provide an abundance of space for any hobbyist or those needing substantial storage options.



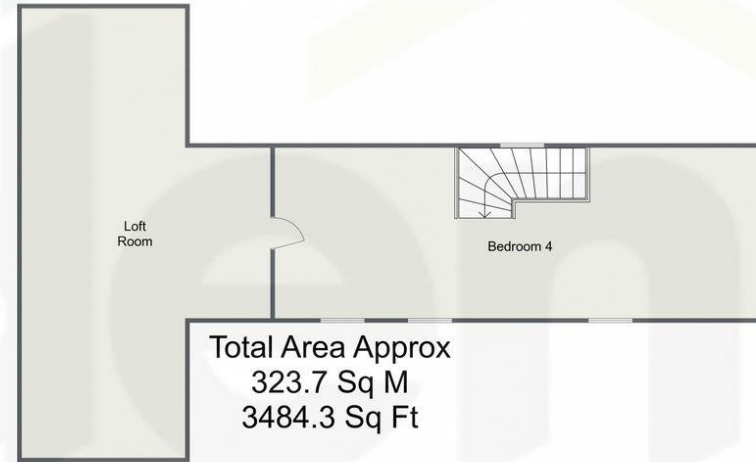
Location: Birches on Bank Road is in a peaceful rural village, surrounded by scenic countryside. Nearby amenities include Little Witley Village Hall, and a local church, offering a small, tight-knit community vibe. For broader services, there is Great Witley, Stourport-on-Severn and the city of Worcester, both a short drive away, provide shops, schools, restaurants, and healthcare facilities. The area is also known for outdoor activities, with walking trails and nature reserves like the Shrawley Woods nearby.



Bank Road, Little Witley, Worcester
Ground Floor



First Floor



Total Area Approx
323.7 Sq M
3484.3 Sq Ft

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

Lounge
5.16m x 4.75m (16'11" x 15'7")

Kitchen/Diner/Family Room
7.97m x 8.24m (26'1" x 27'0") max

Utility Room
2.71m x 2.32m (8'10" x 7'7")

Master Bedroom
4.33m x 3.11m (14'2" x 10'2") max

Ensuite
3.22m x 1.86m (10'6" x 6'1")

Bedroom 2
3.49m x 3.01m (11'5" x 9'10")

Bedroom 3
3.18m x 2.99m (10'5" x 9'9")

Shower Room
3m x 1.78m (9'10" x 5'10") max

Stairs To First Floor Landing

Bedroom 4
11.08m x 3.85m (36'4" x 12'7")

Loft Room
10.16m x 5.71m (33'4" x 18'8") max







For more information on this house or to arrange a viewing please call the office on:
01905 958 290

Alternatively, you can scan the QR to view all of the details of this property online.



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