



Church Road

Worcester |

FOX  TOWN & COUNTRY HOMES

Church Road, Worcester,

- * Charming Blend of Period Features and Modern Comfort
- * Under Floor Heating throughout Downstairs
- * Flexible Downstairs Reception Rooms
- * Maintained to an Exceptionally High Standard
- * Outside Home Office
- * Located in the Heart of the Sought After Crowle Village
- * Walking Distance to Crowle Primary School
- * Parking for Multiple Vehicles
- * Walking Distance to the Popular Chequers Pub

Charming Grade II Listed Thatched Cottage in the Heart of Crowle Village

Nestled in the picturesque and vibrant village of Crowle, this stunning Grade II listed black and white thatched cottage, believed to date back to the 1600s, offers a rare opportunity to own a piece of history. Full of character and charm, the property has been thoughtfully converted into a single dwelling in 2020, previously two separate properties.

The cottage boasts a delightful blend of period features and modern comfort, home to a stylish kitchen, three welcoming reception rooms, one of which is currently used as an office/music room and an enclosed utility, offering plenty of space for family living. Upstairs you'll find three bedrooms, a family bathroom and separate w/c. The property retains many of its original features, including exposed beams, thatched roof, and intricate black and white timber frame, while providing a cosy, functional living environment.





The cottage enjoys a wonderful family and pet-friendly garden, which the current owners have lovingly cultivated, having recently planted laurel trees which will grow to provide increased privacy as they mature. This garden is perfect for outdoor entertaining or simply enjoying special moments with the family. You'll discover a small but perfectly formed home office which is tucked away in the corner of the garden, next to the access point for the spacious parking area, which has an electric car charging point. Please note previously planning permission was gained for an oak framed garage and office on the drive. This can be found on the Wychavon planning portal.

Crowle is a thriving village with a strong sense of community with an active social scene. The village is home to Crowle Primary School, with a small nurturing preschool. Fantastic transport links to both independent, state secondary and senior schools in Worcester and Pershore. A well-stocked shop (open daily, except for midday Saturdays,) and the vendor highly recommends the sausage rolls and brownies! A café, post office, and the popular Chequers at Crowle (a highly thought of public house,) is within walking distance and ideal for a post-viewing lunch or a relaxing evening out. The village newsletter, Crowle Cryer, is circulated each month, detailing everything from WI meetings to gardening club events, ensuring you're always in the loop. Crowle Church hosts a variety of events throughout the year, with lovely carol services during the festive season, making it an ideal place to enjoy a lively village atmosphere.

Great access links with Worcestershire Parkway Train Station is under 4 miles away, with both Worcester City centre approximately 20mins and Alcester approximately 30 minutes by car.





This unique property combines historical charm with modern living and is situated in a community-focused village that has everything you need for a fulfilling lifestyle. Whether you're looking for a tranquil retreat or a wonderful home filled with character in a lively village setting, this charming thatched cottage offers the best of both worlds.

WHAT3WORDS:///rhino.replaying.demoted

EPC Exempt
Mains electricity and water
Oil fired Central Heating (underfloor downstairs)
Council Tax Band F

Administrative deposit:

Fox Town and Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full and retained by Fox Town and Country Homes to cover administration and re-marketing costs of the property. **THIS IS REFUNDABLE UPON COMPLETION**

Should any structural defects be found following a survey of the property - a defective legal title, information gathered by usual searches that your solicitor orders that dramatically affect the value of the property and therefore you have no choice but to withdraw from the purchase, or should the sellers withdraw from the sale, you will be reimbursed the full deposit amount paid.

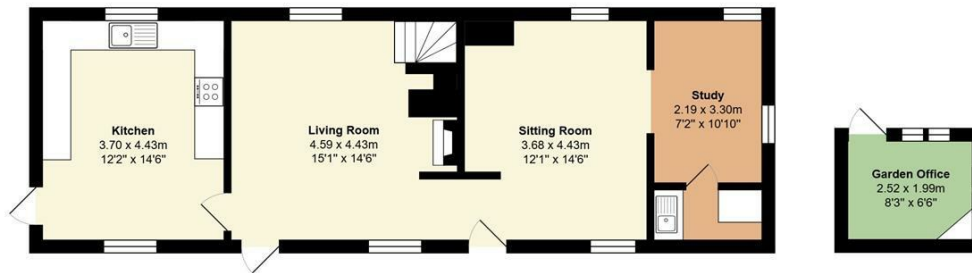
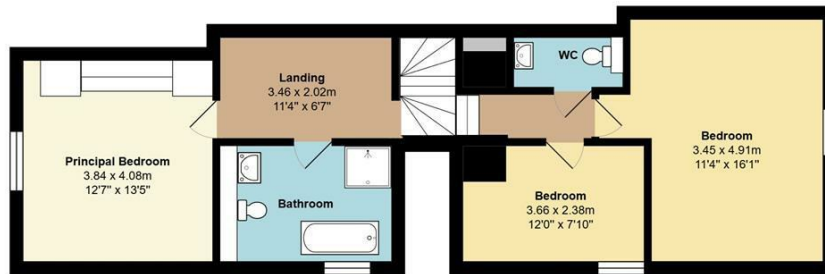




FOX

TOWN &
COUNTRY
HOMES

1, The Cottage, Church Road, Crowle, WR7 4AX



Total Approx Area: 133.0 m² ... 1432 ft²

All measurements of doors, windows, rooms are approximate and for display purposes only.

No responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Tel: 01684 210950 or 01905 947640

contact@foxtownandcountryhomes.co.uk

39, Worcester Road, Malvern, Worcestershire, WR14 4RB

www.foxtownandcountryhomes.co.uk

