



Holt

Worcester | Worcestershire



## Holt, Worcester, Worcestershire

- Magnificent family residence spanning 4,607 square feet
- Elegant gated entrance with a gravelled driveway for 10 vehicles
- Six-bedroomed home with beautifully planned accommodation
- Light-filled sitting room with a large bay window
- Log burner set in a stone surround
- Bespoke kitchen-breakfast room features an Aga, fitted wall and base units
- Second kitchen with laundry room
- Spectacular Orangery
- Elegant Dining Room
- Luxurious Master Suite
- Bedrooms 2 and 3 serviced by a Jack and Jill bathroom
- Bedrooms 4 and 5 enjoy a separate shower room
- Separate study for productivity while working from home
- Ground floor bathroom designed for evolving family needs
- Stunning gardens of approximately an acre
- Mature trees and vibrant spring and summer flower beds
- Two double garages and stable
- Superb country views for picturesque outdoor living
- Single garage, double carport, and stable for hobbies and storage
- Private residence in an enviable location
- Balances countryside living with nearby amenities

### Stunning Six-Bedroom Family Residence.

Situated behind elegant gates and approached via a gravelled driveway, this magnificent family residence spans an impressive 4,607 square feet. With ample garaging and vehicle parking, this thoughtfully designed home is the epitome of comfort, making it the perfect forever home for you and your family.





This six-bedroomed home has thoughtfully planned accommodation that caters to modern family living. The light-filled sitting room, with a large bay window, invites natural light to flood the space, while a log burner set in a stone surround, creating a warm and inviting atmosphere.

The magnificent kitchen breakfast room features an Aga, bespoke wall and base units complemented by contrasting granite worktops, kitchen island and built-in appliances.

With ample storage throughout, porcelain tiled floor, and stylish ceiling downlighters, this fabulous kitchen with appeal to the cook of the house.

The stunning orangery, blending indoor and outdoor living. Its expansive design is perfect for hosting family celebrations, with views over the gardens and surrounding countryside.

The elegant dining room featuring two sets of bi-fold doors, the dining room creates an inviting space for formal dinners and casual meals alike.

Master bedroom suite is the perfect retreat after a busy day, complete with a fabulous en-suite bathroom that exudes style and sophistication. Bedrooms 2 and 3 are conveniently serviced by a Jack and Jill bathroom, while Bedrooms 4 and 5 enjoy a separate shower room – perfect for family and guests.

For those who work from home, a separate study provides an ideal setting for productivity, ensuring you can focus on work without distractions.

The ground floor bathroom is designed with flexibility in mind, accommodating evolving family needs.





This wonderful home is set within stunning gardens of approximately an acre, the captivating features include mature trees, vibrant spring and summer flower beds, and superb country views that provide a picturesque backdrop which is ever changing with the seasons. The single garage, double carport, and stable offer additional functionality for your hobbies and storage needs if required.

This private residence is situated in an enviable location that perfectly balances countryside living with the convenience of nearby amenities.

Mains Water - Mains Electricity - LPG - Oil - Septic Tank - Council Tax Band G

Holt is a rural location, however, it is conveniently situated. The A443 leads to Worcester City Centre and to the M5, with access to Birmingham, M42, M40 and South to Cheltenham, The Cotswolds and Bristol. The Holt Fleet Public House is within walking distance, Checketts of Ombersley with its cafe and fine produce, Broomfields Farm Shop, Ombersley Medical Centre and Dentist. Ombersley First School, Grimley and Holt C of E outstanding and private schooling all within catchment. Catchment area for Chantry School.

Worcester (7.3 miles) (London Paddington from 2 hours).  
M5 (J5) 8.3 miles, Droitwich Spa (6.9 miles), Birmingham (28.5 miles), Cheltenham (33 miles).  
All mileages are approximate.

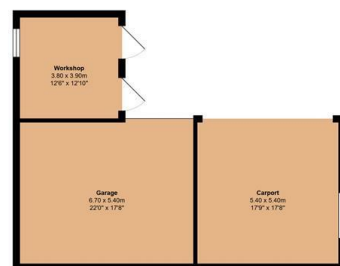
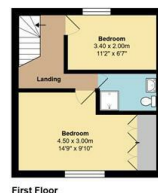
#### Administrative Deposit:

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**



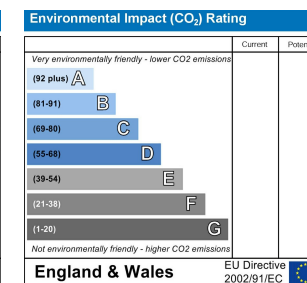
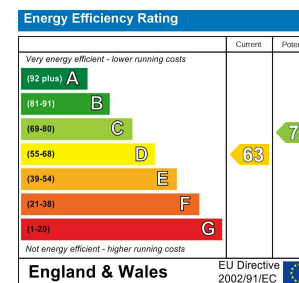


# Holt Grange, Holt Heath, WR6 6NJ



Total Approx Area: 428.0 m<sup>2</sup> ... 4607 ft<sup>2</sup>

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.



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