



**Allan Morris**  
estate agents

Worcester Road, Great Witley,  
Worcestershire.

## Beechwood Cottage, Worcester Road, Great Witley, Worcestershire. WR6 6HX

### Features

- 4 Bedrooms
- Generous Plot
- Modern Kitchen
- Chantry Catchment
- Flexible Accommodation
- Village Location

A much improved and characterful four bedroom detached Cottage, set within a generous plot with additional useful outbuildings and a semi-rural location.

Accommodation briefly comprises: Entrance Hallway, Sitting Room, Kitchen Dining Room, Utility Room, Snug, Conservatory and downstairs W.C. On the first floor: Four Bedrooms, one with En-Suite and a Bathroom.

Outside: To the front of the property is a driveway offering parking for multiple vehicles, Garage, additional outbuildings and log store. To the rear is a much improved and levelled rear garden with a substantial patio seating area as well as a large lawned area. The grounds rise up to further goat and chicken enclosures with mature shrub and tree borders.

### LOCATION:

The property is located just past the village of Great Witley offering local amenities including a village shop, primary school, and falling within the Chantry High School catchment. The property is well placed for access back to Worcester City and surrounding villages.





### Directions:

From Worcester City centre proceed out along the A443, pass through the villages of Hallow, Holt Heath and Little Witley and continue into the village of Great Witley. Continue along climbing up hill towards Abberley, where Beechwood Cottage can be found immediately on the right hand side.

WAM 6876

### Useful Information:

Tenure: Freehold

EPC Rating: F

Council Tax Band: F



## General Information:

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. **MEASUREMENTS:** Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully. **FIXTURES AND FITTINGS:** All items not specifically mentioned within these details are to be excluded from the sale. **SERVICES:** Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these, or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

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## Floorplan Measurements:

**KITCHEN / DINING ROOM:**  
20'6" maximum x 18'6" maximum

**SITTING ROOM:**  
15'0" x 11'10"

**CONSERVATORY:**  
12'0" x 8'3"

**SNUG:**  
16'8" x 9'7"

**UTILITY ROOM:**  
11'10" x 6'0"

**BEDROOM 1:**  
14'2" maximum x 11'9"

**BEDROOM 2:**  
12'11" x 8'4"

**BEDROOM 3:**  
9'4" x 8'8"

**BEDROOM 4:**  
11'4" x 5'10"

## Contact us:

**Address:**

32 Sidbury, Worcester, WR1 2HZ