



**Allan Morris**  
estate agents

Wadborough Road,  
Littleworth, Worcester.

# 50 Wadborough Road, Littleworth, Worcester. WR5 2QE

## Features

- Stunning Extended Character Home
- Flexible Living Accommodation with 4 Reception Rooms
- Delightful Private Balcony Area
- Detached Double Garage with Extensive Storage
- Generous Driveway
- Gardens of Approximately just over 1 acre to include Vineyard
- Popular and Convenient Location

A charming and deceptively spacious extended four bedroom detached character family home, enjoying a generous plot of approximately just over an acre and situated in a quiet location within the popular village of Littleworth, with far reaching views over the adjacent countryside and towards the Malvern Hills.

Accommodation briefly comprises: Porch, Music Room, Breakfast Kitchen, Utility Room, Inner Hall, Sitting Room, Garden/Dining Room, downstairs Wet Room and Study. On the first floor (which is accessed via 2 separate staircases): Section 1: Bedroom 1 with En-Suite Shower Room and Balcony Area. Section 2: Three double Bedrooms and Family Bathroom.

AGENTS NOTE: The property benefits from underfloor heating throughout the Garden/Dining Room and Wet Room.

Outside: Generous driveway, double Garage with 2 useful Storage Rooms and garden comprising extensive patio area with stone barbecue and courtesy lighting. The remainder of the garden is largely laid to lawn enclosed by hedging and with the glorious benefit of Vineyard yielding red and white grapes.

## LOCATION:

The property is located in the popular village of Littleworth, benefiting from Primary School, Village Hall with playing fields and children's play area, Public House. Littleworth is located only 5 minutes drive from the City of Worcester with a wider range of amenities, and also within easy reach are motorway links via Junction 7 of the M5 and the Worcestershire Parkway Railway Station, giving direct access to London.





### Directions:

From Worcester City Centre take A38 Bath Road. Continue straight over roundabout and at the next roundabout turn left onto A4440. Straight over first roundabout then bear right at second roundabout signposted Norton. At the roundabout turn left onto Crookbarrow Road, straight over next roundabout and bear right onto Church Lane. Continue along turning right before The Retreat Public House, onto Wadbrough Road. Continue along, where White Cottage can be located on the right hand side, as indicated by our For Sale board.

WAM 6831

### Useful Information:

Tenure: Freehold

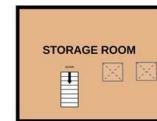
EPC Rating: E

Council Tax Band: E

GROUND FLOOR  
1614 sq.ft. (150.0 sq.m.) approx.



1ST FLOOR  
1344 sq.ft. (124.9 sq.m.) approx.



TOTAL FLOOR AREA : 2958 sq.ft. (274.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and 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 their operability or efficiency can be given.

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## 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.

## Floorplan Measurements:

WET ROOM:  
6'7" x 5'3"

SITTING ROOM:  
14'7" x 12'8"

GARDEN / DINING ROOM:  
15'4" x 10'8"

MUSIC ROOM:  
17'2" x 11'2"

STUDY:  
15'10" x 11'4"

BREAKFAST KITCHEN:  
18'2" x 13'7"

UTILITY ROOM:  
10'2" x 6'8"

BEDROOM 1:  
16'0" x 12'7" max (to rear of wardrobe) 11'0" min

EN-SUITE:  
6'4" x 4'3"

BEDROOM 2:  
17'1" maximum x 11'3"

BEDROOM 3:  
13'1" max (to rear of wardrobe) x 10'1"

STUDY AREA:  
6'3" x 3'6"

BATHROOM:  
7'11" x 7'3"

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

STORAGE ROOM:  
25'8" x 10'4"

GARDEN STORE:  
18'10" x 7'1"

GARAGE:  
18'8" x 18'2" maximum 12'4" minimum

## Contact us:

Address:

32 Sidbury, Worcester, WR1 2HZ