



**Allan Morris**  
estate agents

**Structons Heath, Great Witley,  
Worcestershire.**

## Quadrant Cottage, Structons Heath, Great Witley, Worcestershire. WR6 6JA

### Features

- DETACHED CHARACTER COTTAGE
- HUGE POTENTIAL
- FLEXIBLE ACCOMMODATION WITH SCOPE FOR ALTERATIONS TO LAYOUT IF REQUIRED
- FABULOUS WELL STOCKED MATURE GARDENS
- STUNNING RURAL LOCATION
- POPULAR SCHOOL CATCHMENT

\* DUE TO AN OVERWHELMING RESPONSE, WE ARE NO LONGER ACCEPTING ANY FURTHER VIEWING REQUESTS \*

Marketed for the first time in over 50 years, a fantastic opportunity to acquire a charming four bedroom detached character Cottage inviting some renovation and offering huge potential, situated on a generous plot of approximately 0.6 acres and situated along a quiet no through lane within the hamlet of Structons Heath, close to the village of Great Witley.

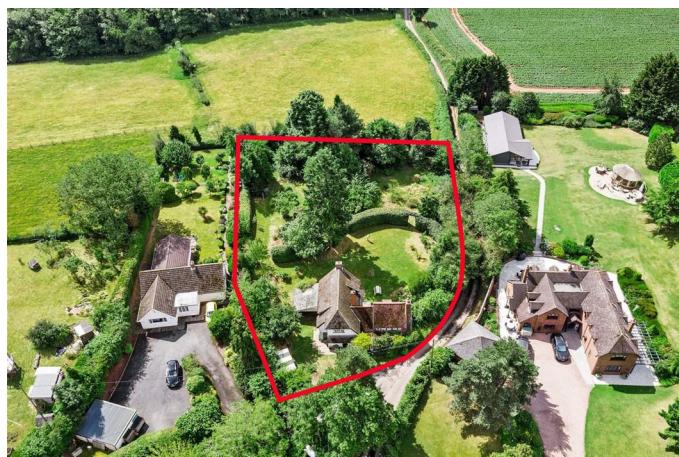
Accommodation comprising: Entrance Hall, Cloakroom, Utility Room, Study, Family Room, Sitting Room, Dining Room and Kitchen. On the first floor: Four Bedrooms, Study/Dressing Room and Family Bathroom. The property also benefits from generous attic space.

Outside: Generous plot including Carport, covered Log Store and a well stocked rear gardens with a number of mature shrubs, fruit trees and a woodland area.

### LOCATION:

Quadrant Cottage is situated in an enviable location along a quiet lane with fabulous countryside on the doorstep. The property is within a mile of the village of Great Witley which benefits from amenities to include a Primary School, Church, Doctors Surgery, Post Office, Petrol Station and Village Shop. There is also the historic Witley Court and gardens within a short distance. The property falls within the Chantry High School catchment.





#### Directions:

From Worcester proceed along the A443 through Hallow and Little Witley, continuing towards Great Witley. After passing Witley Court, turn right signposted Structons Heath. Continue down the lane for a few hundred yards, where the property will be located on the right hand side, as indicated by our For Sale board.

WAM 6785

#### Useful Information:

Tenure: Freehold

EPC Rating: G

Council Tax Band: E



Total area: approx. 218.2 sq. metres (2348.4 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

## 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:

**SITTING ROOM:**  
17'4" max 13'7" min x 14'1"

**DINING ROOM:**  
17'0" max 16'8" min x 7'7" max 6'3" min

**KITCHEN:**  
7'7" x 9'0" max 8'5" min

**RECEPTION ROOM:**  
18'5" max x 13'11"

**STUDY:**  
8'8" x 8'8"

**UTILITY ROOM:**  
8'8" x 6'5"

**BEDROOM 1:**  
18'5" x 13'11" max 10'7" min

**BEDROOM 2:**  
14'7" x 13'4" max 10'5" min

**STUDY / DRESSING ROOM:**  
9'0" x 8'9" max 7'3" min

**BEDROOM 3:**  
9'1" x 8'8"

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

**BATHROOM:**  
13'6" x 7'8" max 4'6" min

**CARPORT:**  
16'4" x 14'9"

## Contact us:

Address:  
32 Sidbury, Worcester, WR1 2HZ