

AP MORGAN



The Old Village Hall, Shrawley, Worcester
Offers Over £425,000

Features:

- No onward chain in a desirable rural location
- Four double bedroom detached house built to high standard
- Through lounge & generous kitchen/diner
- Family bathroom & ground floor shower room
- Generous detached double garage with potential for conversion (STPP)
- Gravel driveway & private garden
- Energy efficient air source heating & solar water heating
- Attractive rural views

Description:

*** Offered with no onward chain ***

Occupying a delightful edge-of-village position with open rural views to the front, this truly imposing four double bedroom detached home was constructed approximately 15 years ago and completed to a notably high standard for its time. The property has been thoughtfully designed to offer generous, well-proportioned accommodation that suits modern family living while enjoying a peaceful Worcestershire countryside setting.

The property is approached via a substantial gravel driveway providing ample off-road parking for several vehicles and leading to an impressive large double garage with electric roller shutter doors. Of particular note, the garage offers excellent potential for conversion into ancillary accommodation or a possible Airbnb opportunity, subject to the usual planning consents, making it an especially attractive feature.

Internally, the house can be entered from either the front or side and opens into a striking and spacious reception hallway. The ground floor accommodation includes a generous through lounge featuring a character fireplace, a well-appointed through kitchen diner with granite work surfaces and a central island unit, and a valuable ground floor shower room, ideal for guests or multi-generational living.

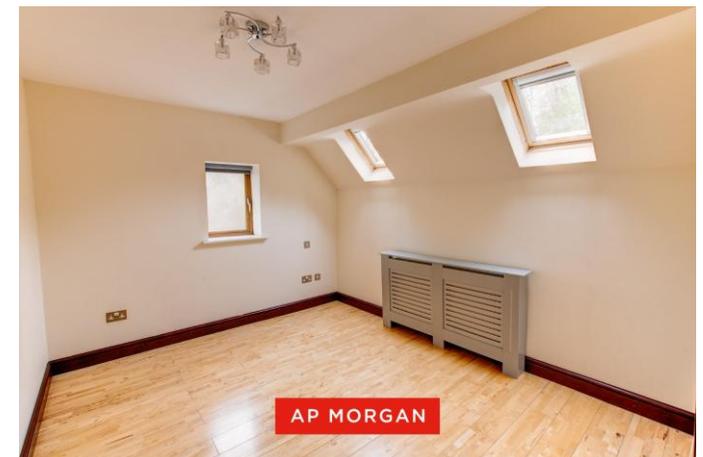
To the first floor, a substantial landing gives access to four double bedrooms, all finished with wood flooring, along with a luxurious family bathroom.

Further benefits include air source central heating with underfloor heating to the ground floor and radiators to the first floor, solar water heating, polished floor tiles to the hallway and kitchen, and attractive feature timber internal doors throughout.

Externally, the rear garden is arranged in a private, courtyard style and is screened by mature trees, creating a secluded outdoor space. A small picket fence borders the side, while the driveway and garage together provide parking for multiple vehicles with ease.

Location

Shrawley is a peaceful and well-regarded Worcestershire village, known for its attractive countryside surroundings and strong sense of community. The village benefits from a parish church, village hall and a traditional country



pub, while a second well-regarded pub can also be reached within walking distance, offering a choice of welcoming local venues.

The surrounding countryside is particularly noted for the beautiful Shrawley Woods, one of Worcestershire's most treasured woodland areas and nationally important for its ancient small-leaved lime trees. The woods are especially famous for their spectacular carpets of bluebells each spring, when a popular seasonal bluebell walk attracts visitors from across the region.

Shrawley also has a fascinating history. The remains of a medieval castle can still be found nearby at Oliver's Mount, believed to date back to around the 12th century and originally built to guard an ancient crossing of the River Severn.

Adding further charm to the village, Shrawley even has its own small vineyard, reflecting the area's long-standing rural traditions and character.

The property falls within the catchment area for Great Witley Primary School and the highly regarded Chantry Secondary School, with additional private schooling options available in Worcester and Malvern. Despite its rural feel, the village remains well positioned for access into Worcester and surrounding areas.

Details:

Reception Hallway

Through Lounge 22'8" x 11'6" (6.9m x 3.5m)

Kitchen/Diner 22'9" x 11'7" (6.93m x 3.53m)

Ground Floor Shower Facility

Stairs Rise To First Floor Landing

Bedroom 1 13'2" (4.01) x 11'6" (3.5) both max

Bedroom 2 12'7" x 11'9" (3.84m x 3.58m)

Bedroom 3 11'7" x 9'9" (3.53m x 2.97m)

Bedroom 4 11'6" x 9'3" (3.5m x 2.82m)

Family Bathroom

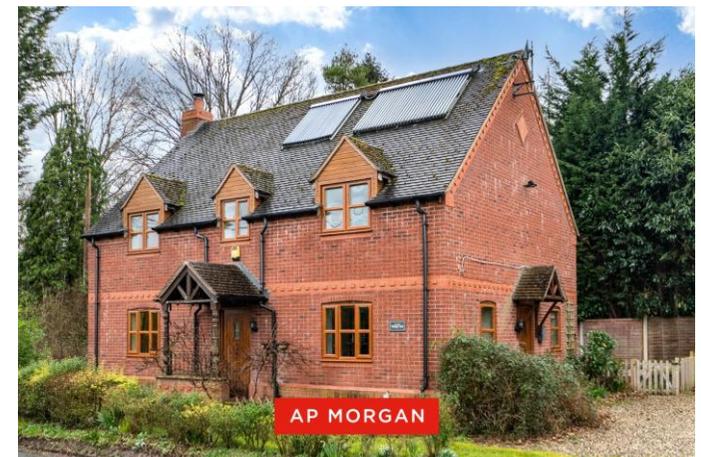
Double Garage 24'10" x 16'8" (7.57m x 5.08m)

EPC Rating: C

Council Tax Band: E (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 910 300



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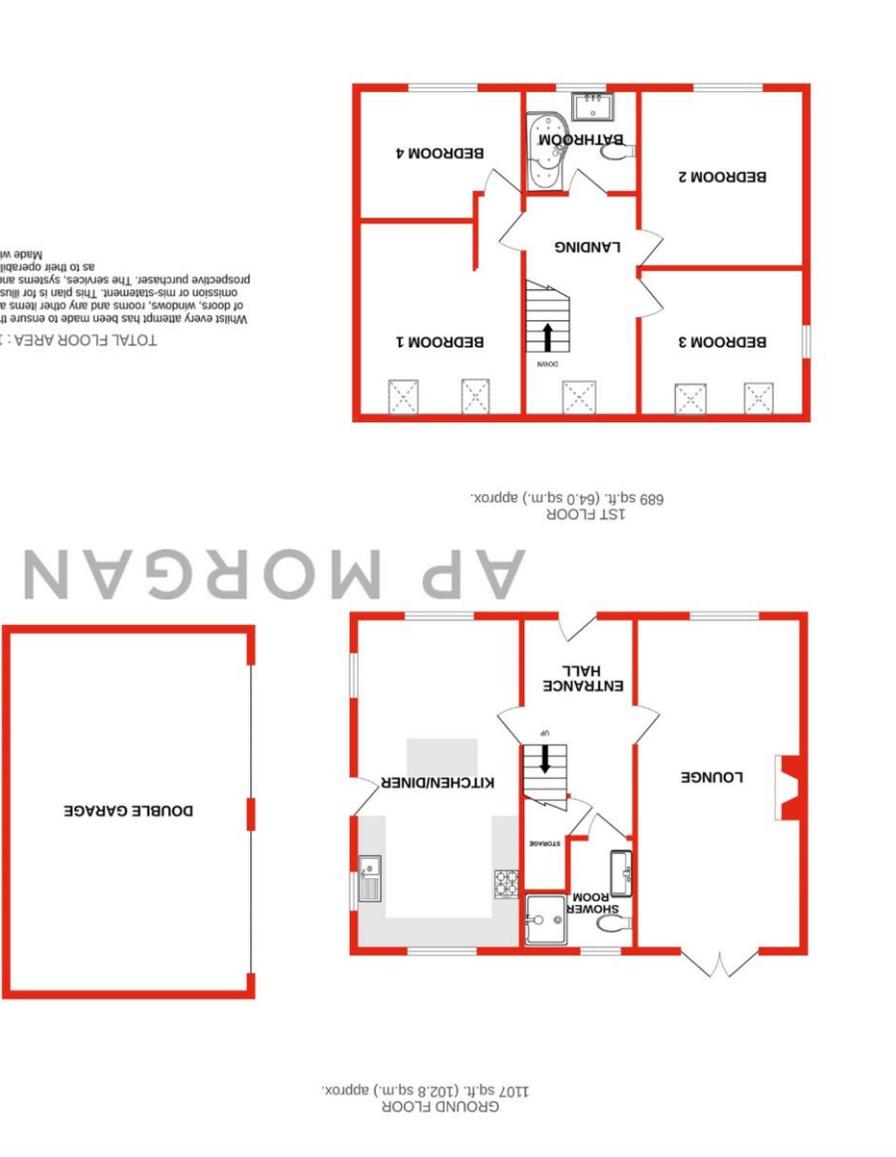
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