



Sherbourne

Holt Heath | Worcestershire | WR6 6NA



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Worcestershire, WR6 6NA

A fabulous and extremely spacious family home with beautiful countryside views, situated in the sought after village of Holt Heath, Worcestershire.

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Sherbourne is one of only two properties built in 2000 by Newfield Homes, a high-end builder that is renowned in Worcestershire for their premium homes.

Location

This beautiful, spacious, Four Bedroom family home is situated in the desirable village of Holt Heath, Worcestershire. Here you will find, within walking distance, a Post Office, Millennium Playing Field, village store, farm shop, local pub and restaurant. This popular location is 6 miles north west of Worcester with excellent access to the M5 Motorway.

The property lies within the catchment area to the renowned Chantry High School, along with the superb Grimley and Hold Primary Church of England School, which currently is 'outstanding' according to the latest OFSTED report. There are also excellent Independent schools with Kings Worcester and RGS Worcester.

As you enter the property through the porch way, you step into a light and airy Entrance Hall with stunning marble tiled flooring, which beautifully flows throughout all of the Ground Floor rooms which have all been recently re decorated throughout. The Entrance Hall has doors leading to the kitchen, Cloakroom, Dining Room, Sun Room, Sitting Room and an internal door to the Double Garage.

The Kitchen has been newly re fitted with modern gloss doors, granite worktops and features a wonderful central island, ideal for food preparation and for entertaining.





There are new integrated appliances, which include an induction hob, two double Bosch under mounted ovens with built in microwave and drawer warmer. There is also an Integrated dishwasher, fridge and freezer. This room is lovely and bright due to the windows on the front and to the side enjoying the glorious countryside views.

There is a door leading from the Kitchen to the Utility room with further storage cupboards, sink and space for a washing machine and tumble dryer. The side window and door leads straight out to the side of the property and also offers delightful countryside views.

There is a wonderful sense of flow to this property with the Dining Room featuring double doors into the Sun Room, which then has a door leading directly into the Sitting Room. The countryside views can be enjoyed from so many rooms in this lovely home so you can really appreciate the wonderful semi-rural location.

The Sitting Room is light, bright and spacious with a stone fireplace surround and hearth and featuring a cast iron log burner, ideal for enjoying those cosy winter evenings. There are double doors leading directly out onto the Garden with stunning views. There is also a further door from the Sitting Room leading to the Sun Room.

The Sun Room can be used all year round so you can really enjoy the beautiful outlook of the garden. With double doors leading to the Dining Room which then leads back to the Entrance Hallway. The sense of flow with the room layouts, along with the continuation of the marble tiled flooring throughout the Ground Floor, makes this home an easy place to live in.

A well-crafted feature turning staircase from the Entrance Hallway leads you to an impressive spacious galleried landing which has been recently been re carpeted and redecorated. This impressive Landing features a window to the rear so you can really enjoy the splendid countryside views to the side and rear. The landing has doors leading to all Four Bedrooms and Family Bathroom.

The generous sized Master bedroom has dual aspect windows to the side and rear so it floods the room with natural light whilst offering a wonderful countryside outlook. There is a door leading to the En Suite bathroom featuring a 'his and hers' basin with vanity storage unit along with a one and a half size Jacuzzi bath with shower. This room has recently been appointed with a new modern flooring.





There are three further Bedrooms, two with delightful countryside views and a good-sized family Bathroom.

Outside

The attractive rear Garden has beautiful views of the countryside. Consisting of predominantly lawn and patio area with well-established trees, plants and shrubbery. This Garden is ideal for entertaining with a formal seating area and plenty of space for additional garden furniture a wonderful space for a family to relax and enjoy.

There is access down both sides of the property to the front. At the front of the property there is a Double integral Garage, which is currently partitioned. There is a tarmac driveway, along with a lawn area with shrubs.

Tenure: Freehold

Services: Oil fired heating, mains water, electricity, mains drainage.

Important Note to Purchasers:

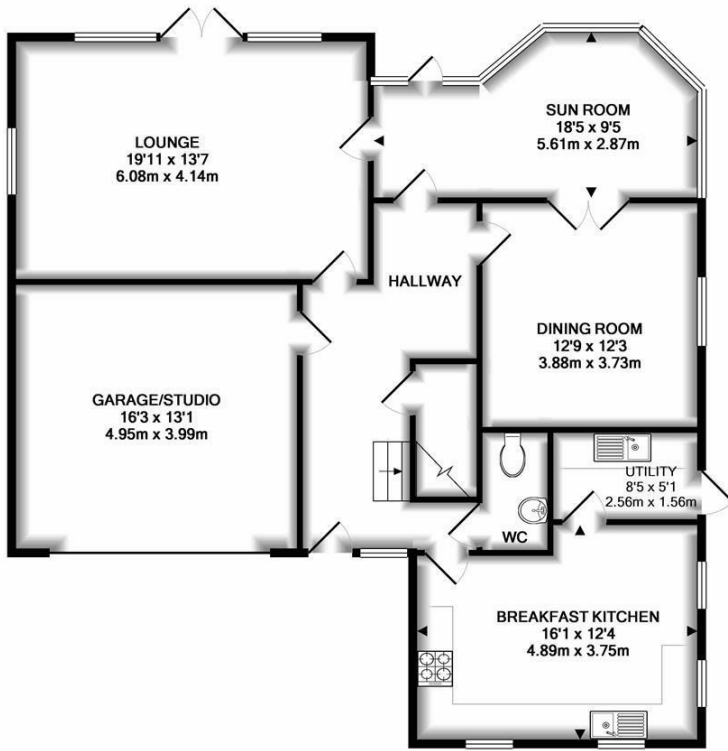
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Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

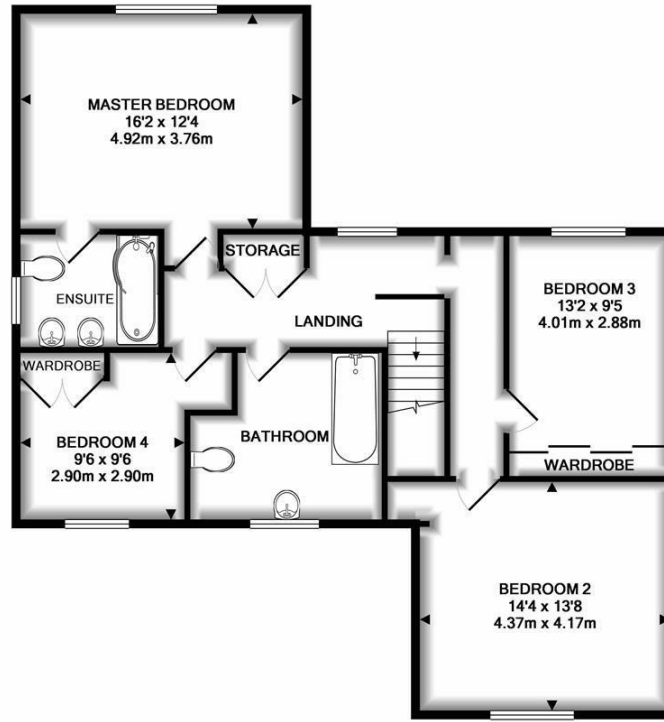
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Viewing by appointment only.



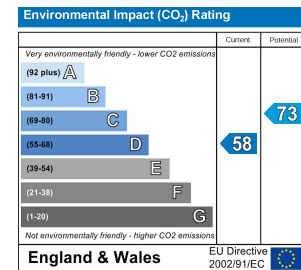
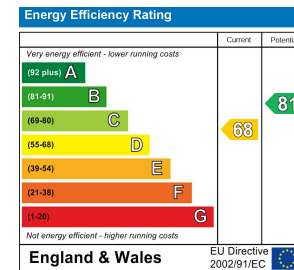


GROUND FLOOR
APPROX. FLOOR
AREA 1247 SQ.FT.
(115.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 943 SQ.FT.
(87.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 2190 SQ.FT. (203.4 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any 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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