

William House, Himbleton, Droitwich, Worcestershire







A lovely detached four bedroom family house in a popular and sought-after village.

Summary of accommodation

Hall | Cloakroom | Sitting room | Dining/playroom | Kitchen/breakfast room | Utility room | Large landing/study area

Four bedrooms | En suite shower room | Family bathroom

About 1,820 square feet

Integral double garage | Private parking for three cars

Garden

In all about 0.11 acre

Distances

Droitwich Spa 5miles, Worcester 7 miles, M5(J15) 7 miles, Stratford-upon-Avon 18 miles

Birmingham 27 miles, Birmingham International Airport 31 miles

(All distances and times are approximate)



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Situation

William House is situated in the pretty and desirable village of Himbleton, which has a church, village hall, primary school, active cricket club, highly regarded Galton Arms public house and a car repair garage. The popularity of the area owes much to its rural yet convenient location. Nearby Droitwich Spa has a Waitrose and a mainline station with trains running regularly to Birmingham, with onward connections to London. Worcester has all that would be expected of a city, including County cricket in the setting of the cathedral and horse racing on the banks of the River Severn. There are excellent schools within the city and county including Bromsgrove School, Winterfold House Preparatory School, King's and The Royal Grammar Schools in Worcester as well as the Malvern Colleges. It is very conveniently located for access to the motorway network, and Birmingham City to the north has an international airport (31 miles), several national train terminals and vast retail, restaurant and entertainment facilities. There are superb walking around quiet lanes in this picturesque part of rural Worcestershire, with a footpath a short distance from William House.

This attractive part of North Worcestershire is rural and extremely convenient for the M5, M42 and M40 corridors.



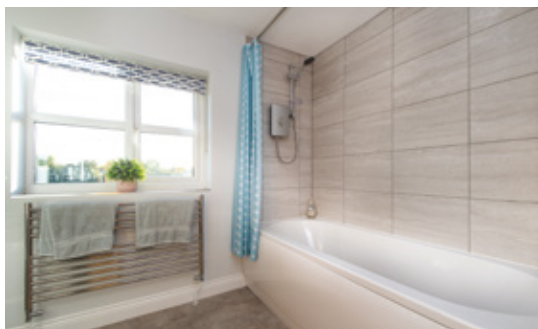
The property

Built in 2004, William House is a very well-designed family home. Principal rooms are south-west facing, with bay windows to the kitchen, sitting room and principal bedroom. The current owners replaced the windows in 2015 with well-designed uPVC double-glazed windows and have installed attractive oak veneer internal doors.

Off the hall is the sitting room with an open fire and is triple aspect. The second reception room can be a dining room, playroom or second sitting room. There is a cloakroom at the end of the hall and the kitchen/breakfast room runs the full depth of the house with windows to front and rear, with a fitted kitchen with integrated appliances and units and the sink built into the bay window. The utility room has a door to the garden, plumbing for washing machine, the boiler and second sink. The integral double garage has the up and over door facing to the side, improving the appearance of the front of the house.

The generous landing also has a south-facing window with space for a workstation or desk. The principal bedroom has built-in wardrobes, bay window and east-facing windows for morning light. En suite shower room. Bedroom two is a large double bedroom, which has windows to three sides. Double bedroom three and bedroom four, which is currently used as the study.





Gardens and grounds

The lawned front garden is screened from the lane by a painted post and rail fence and traditional hedge, with a block paved path to the front door, with wisteria adorning the house.

A five-bar gate opens to the parking space with room for three cars beside the garage with Electric Vehicle charging point. Behind the house is an enclosed private lawned rear garden with attractive evergreen hedging and patio seating area.

Fixtures & Fittings

Only those items mentioned in the sales particulars are included in the sale. All others are specifically excluded and may be available by separate negotiation.

Services

Mains water and electricity are connected. Shared private sewerage treatment plant with a small annual maintenance charge. LPGas central heating.



Viewings

All viewings are strictly by prior appointment only through the agents.

Directions (Postcode WR9 7LQ)

What3words ///airfields.snowballs.hopping

Property information

Tenure: Freehold

Local Authority: Wychavon District Council

Council Tax: Band F

EPC Rating: E



Approximate Gross Internal Floor Area

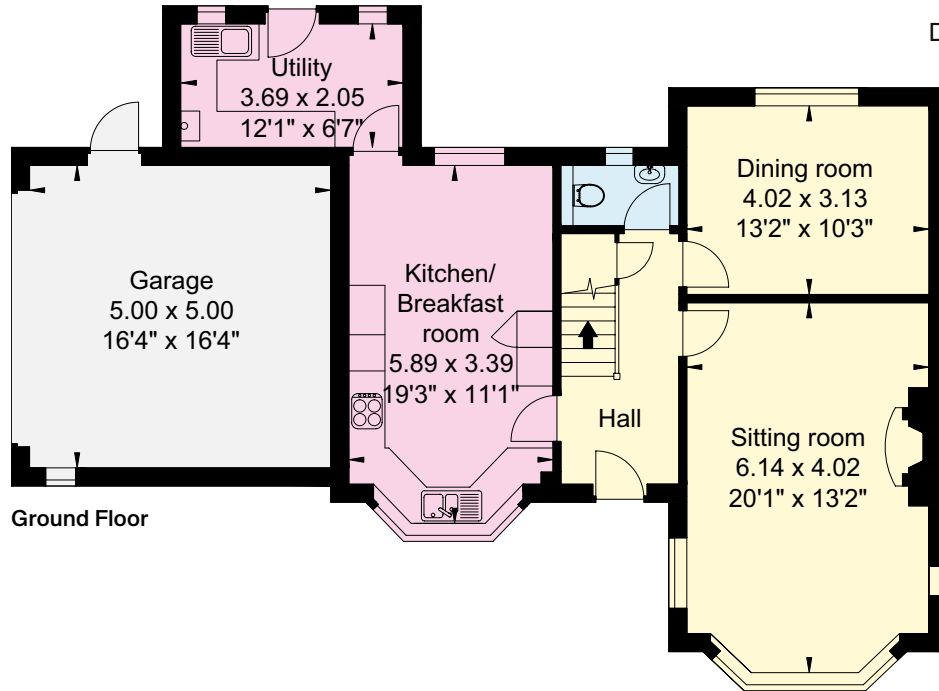
House: 169 sq m (1,820 sq ft)

Garage: 25 sq m (270 sq ft)

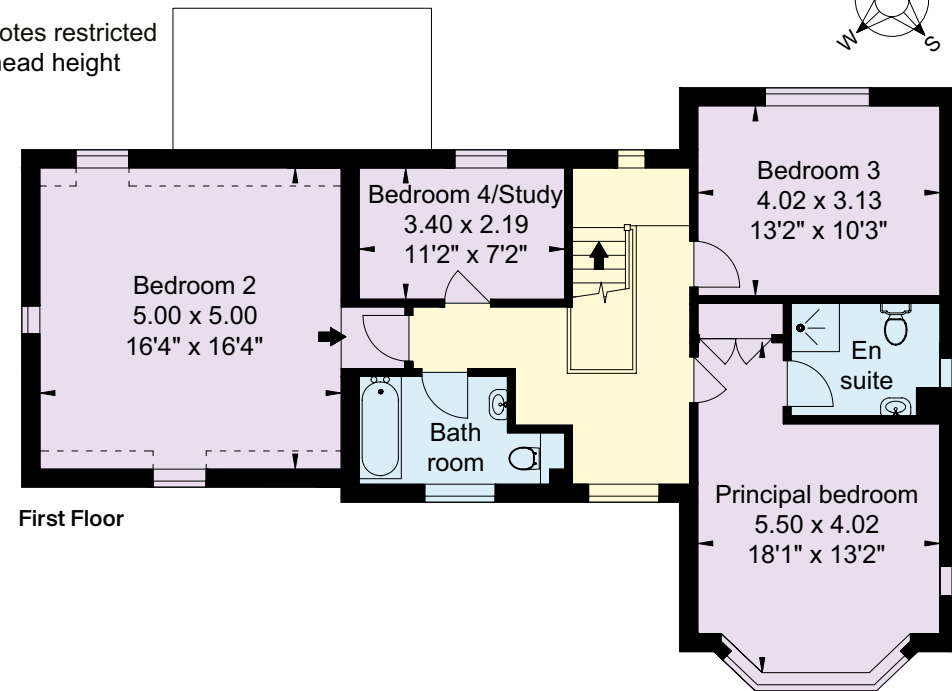
Total: 194 sq m (2,090 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Denotes restricted head height



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2024. Photographs and videos dated October 2024.

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Date: 24 October 2024
Our reference: STR012425167

William House, Harrow Lane, Himbleton, Droitwich, WR9 7LQ

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £635,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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For additional information or to make arrangements to view the property, please get in touch.

We'd love to help you.

Yours faithfully



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