



Workman Close, Crowle, Worcestershire

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Fabulous **Georgian style**,  
modern, double fronted house in  
the desirable village of Crowle.

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### Distances

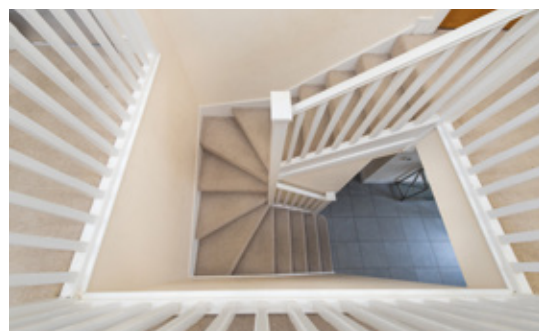
Droitwich Spa 6 miles, Worcester 6 miles, Stratford upon Avon 20 miles,  
Cheltenham 28 miles, Birmingham 38 miles, M5 (J6) 3 miles  
(All distances are approximate)

### Summary of accommodation

Entrance hall | Drawing room | Dining room | Kitchen with breakfast/seating  
area | Study/snug | Utility room | Four double bedrooms | Single bedroom  
Three bathrooms

Double garage | Gardens





## Situation

6 Workman Close is situated in Crowle, a very desirable and thriving village offering a popular public house and restaurant, parish church, post office, pre-school group, first school, community run village shop and café and a village hall which hosts a range of events and clubs.

Nearby is Droitwich Spa, an attractive town with everyday amenities including a train station and a Waitrose.

Worcester City provides excellent schools, shopping, leisure and cultural facilities. For the sporting enthusiast there is County cricket by the Cathedral and Horseracing on the banks of the River Severn.

Crowle is extremely convenient for the M5, M42 and M40 corridors and mainline rail services run from Worcester and Droitwich to Birmingham and London Paddington. Warwick Parkway is only around 27 miles to the east and provides a fast train to London Marylebone.

Local footpaths and bridleways provide access to the surrounding countryside.

## The property

6 Workman Close is a delightful Georgian style, double fronted house built in 2014 in the village of Crowle and offers generous entertaining space that is well-proportioned and well-presented.

The front door opens to a spacious central hall leading to a large drawing room with a stone fireplace and French doors to the garden. A dining room and a light and airy snug/office overlooking the front garden complete the reception room accommodation.

The modern fitted kitchen includes a central island and a range of cupboards with modern Smeg appliances including a double oven, hob, dishwasher and built-in fridge/freezer. French doors lead from the kitchen to the rear garden.

Off the hallway is a cloakroom and fitted utility that has plumbing and space for laundry appliances.





A turning staircase leads off the hallway to the first floor where there are five bedrooms. One bedroom has an en suite and another has a jack and jill access to the family bathroom. The principal bedroom enjoys views of the rear garden and the fields beyond. There is a spacious walk-in wardrobe and en suite shower room with rain and handheld showerheads.

Off the landing is a storage cupboard and boiler/water tank storage. The property has two electric Heatrae Sadia boilers servicing the ground floor and first floor.

## Gardens and grounds

A wrought iron fence and gate leads to the enclosed front lawned garden and front entrance.

The private lawned garden to the rear of the property offers privacy and lots of room for entertaining. The double garage is to the side of the property with parking space for a number of cars.

## Services

Mains water, electricity and drainage. Electric fired central heating and water system.

## Property information

**Tenure:** Freehold

**Local Authority:** Wychavon District Council: 01386 565000

**Council Tax:** Band G

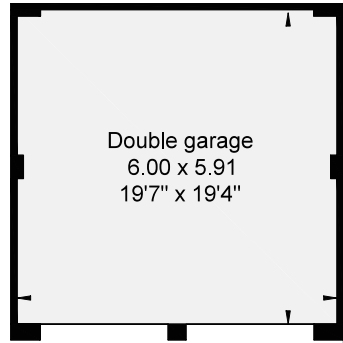
**EPC Rating:** C

## Directions (WR7 4DS)

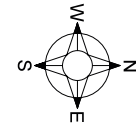
From Junction 6 of the M5 take the A44 southwards along Pershore Lane. At the roundabout take the first exit signposted Crowle & Tibberton and after just over ½ mile and after a climbing left hand bend turn right signposted for Crowle. Follow the road for around 1 mile in to Crowle village then take a right turn onto Church Road, and after just under ½ mile turn right on to Harrison Fields. 6 Workmans Close can be found on the left.

Locate via What3words ([www.what3words](http://www.what3words)) ref: ///brimmed.loss.prefer

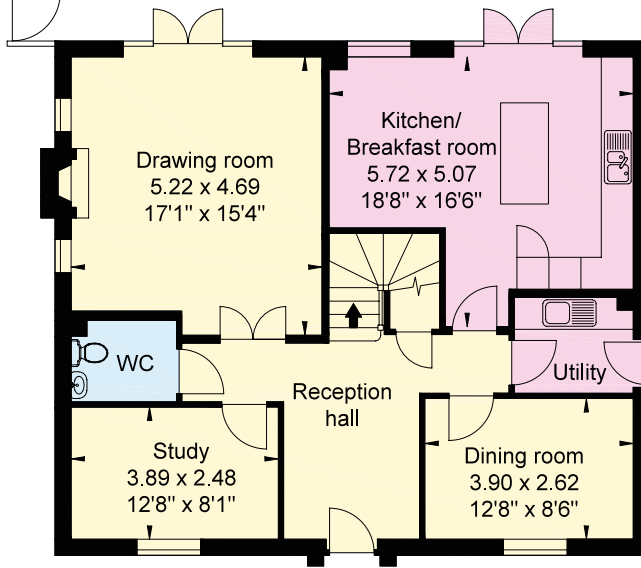




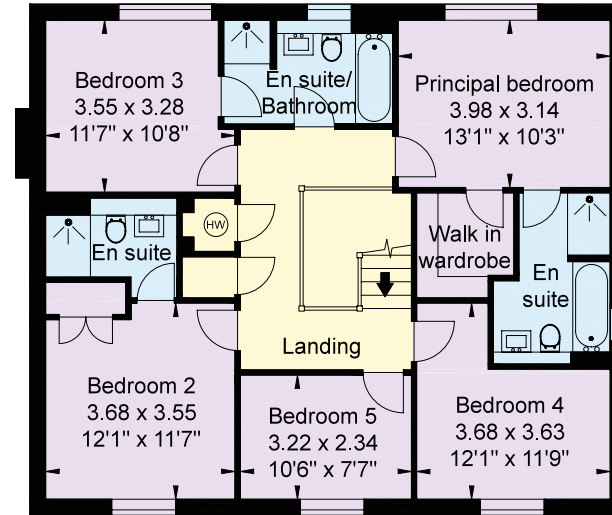
**Approximate Gross Internal Floor Area**  
**House: 192 sq m (2,068 sq ft)**  
**Garage: 36 sq m (382 sq ft)**  
**Total: 228 sq m (2,450 sq ft)**



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.



**Ground Floor**



**First Floor**

**Knight Frank Hereford & Worcester**  
 Kingsway House, 40 Foregate Street  
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**I would be delighted to tell you more**

**Shelley Stephenson**  
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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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