



10 Old Forge
Whitbourne | Worcestershire | WR6 5SB

FINE & COUNTRY

10 Old Forge is a four bedroom detached house in a sought-after Worcestershire village. This well presented family home briefly comprises of a spacious entrance hall, garage entrance on your left, sitting room, open plan kitchen, downstairs W.C, four large bedrooms with en-suite to the main bedroom, family bathroom and a garage. Further benefits include off road parking, central heating, UPVC double glazing and a spacious south facing rear garden which includes a large terrace and external office space. All set in an enjoyable cul-de-sac surrounded by beautiful countryside.

Ground Floor

Walking through the front door of 10 Old Forge takes you into a light, split-level hallway with access to the garage on your left. A few steps down take you to the lower hallway where there is an open plan kitchen and a spacious living room on your right: all facing the garden. The spacious sitting room is dual aspect and has glazed doors leading into the garden. There is also a downstairs WC.

First Floor

The first floor is configured of four bedrooms and a family bathroom. The main bedroom features fitted wardrobes, an en-suite shower room and picturesque views of the countryside.



Seller Insight



“It was the idyllic location of 10 Old Forge which first attracted us to the property,” say the current owners, “with stunning views over the surrounding countryside and endless beautiful walks right on the doorstep. We also loved the generous garden, which we have since relandscaped to create our own piece of paradise, complete with an outdoor bar and even a log cabin.”

The house and gardens are ideal for everyday life and entertaining alike. “With French doors opening up from the kitchen diner and the living room onto an expansive patio area, there is an easy flow between the indoor and outdoor spaces,” say the owners. “Thus, we have hosted many al fresco dinners and summer barbecues in the garden. In the wintertime, the front room is wonderfully cosy for evenings in front of the log burner, with fantastic views through the French doors across the countryside.”

“The rural aspect of the property is one of our favourite things about living here,” the owners continue, “whether taking long walks or seeing the stars in the sky at night. The sense of community in the village is wonderful too, with friendly neighbours, a local pub, and a community-run shop, as well as clubs and activities centred around the village hall. Meanwhile, Worcester is the perfect distance away, being easily accessible within half an hour for shopping, entertainment and work, yet far enough that we can enjoy the peace and quiet of country life. We really do have the best of both worlds here.”*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



Outside
10 Old Forge has a garage, a tandem driveway and a front turfed garden. The rear garden is directly south facing with a gate at the end accessing the lane. Additionally, you have a newly built wooden outbuilding/office space with a removable central wall, with the option to convert the space into a gym, an art or yoga studio, or an outdoor mini cocktail bar.



LOCATION

10 Old Forge is situated in the village of Whitbourne near the Worcestershire and Herefordshire border. Whitbourne features a public house, a village hall, a village shop and a church. The local villages of Clifton-upon-Teme and Testone Delamere are only a few miles away. For more amenities there is Worcester (10 miles) and Bromyard (6 miles).

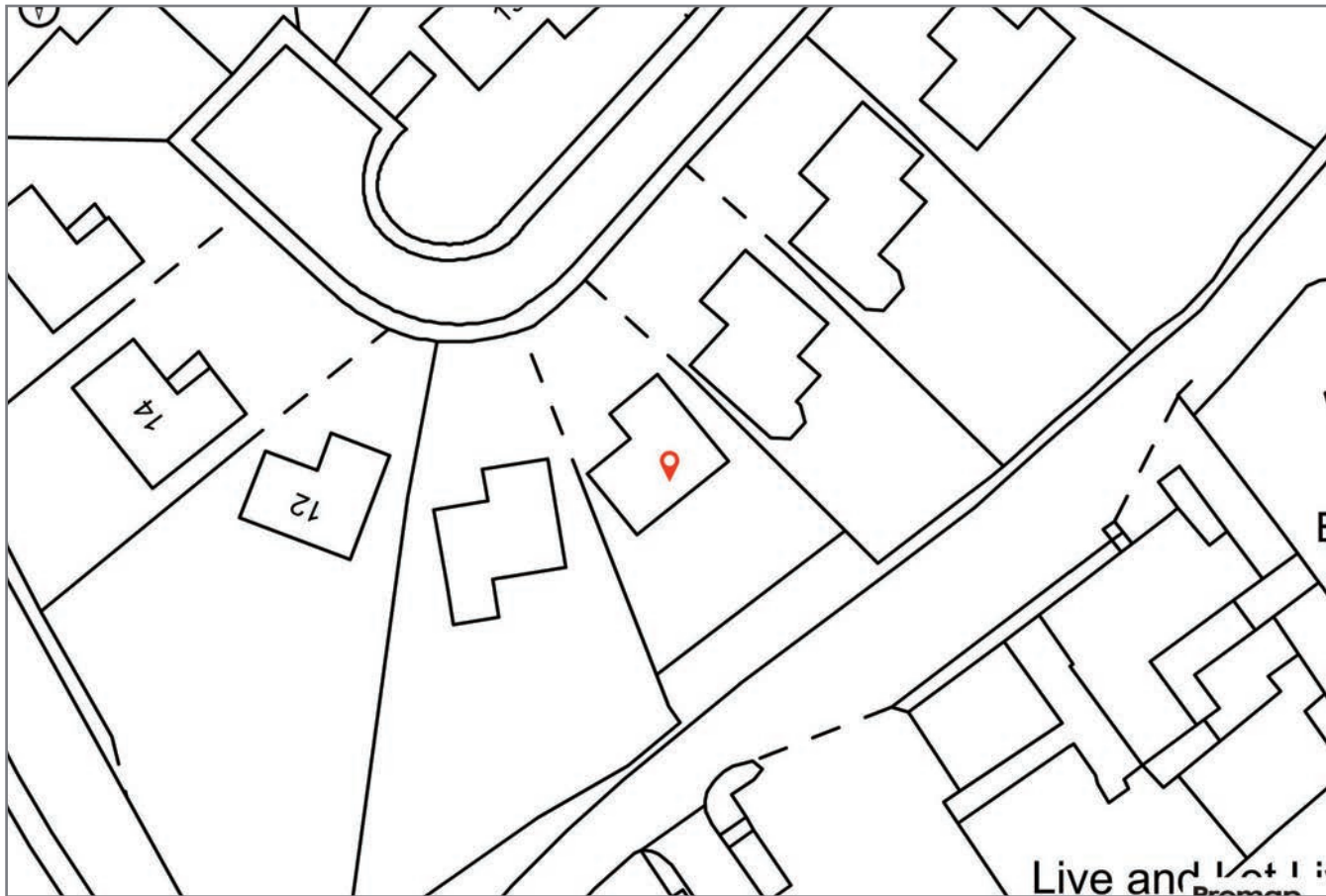
The M5 motorway (accessed via J5 at South Worcester or J6 at North Worcester) provides for ready access to the North and South West, Birmingham (43 miles) and the surrounding industrial and commercial areas as well as Cheltenham and its Racecourse (35 miles), Gloucester and Bristol (72 miles). The M42, lying to the North of Redditch also offers access to Birmingham International Airport (49 miles) and the North East. Road travel to London (144 miles) is best via the M40 at Warwick (54 miles).

The Parkway Railway Station at Warwick enables fast access to the capital and the electrified line from Redditch offers access to central Birmingham. The newly opened Worcestershire Parkway Railway Station, situated to the east of Worcester, off Junction 7 of the M5, is intended to increase the capacity to London as well as reduce journey times. This has a significant impact on Worcestershire's accessibility to the capital and other regional centres.

If education is a priority, then Worcestershire is blessed with an enviable mix of schooling at all levels, including a variety of independent establishments, allowing parents to select the right environment for their children's needs. These include Bromsgrove School, Malvern College, The Kings Schools and Royal Grammar School at Worcester, and Abberley Hall School. The Chantry in Martley is located only a few miles away.

For days out and recreation, 10 Old Forge is well placed for ready access to the North Cotswolds and Broadway (34 miles) as well as Stratford-upon-Avon (36 miles), Great Malvern (11 miles) and The Malvern Hills, and Ludlow (27 miles).





Services
Mains water, electricity and drainage. Oil fired central heating.

Tenure
Freehold

Local Authority
Herefordshire Council
Council Tax Band E

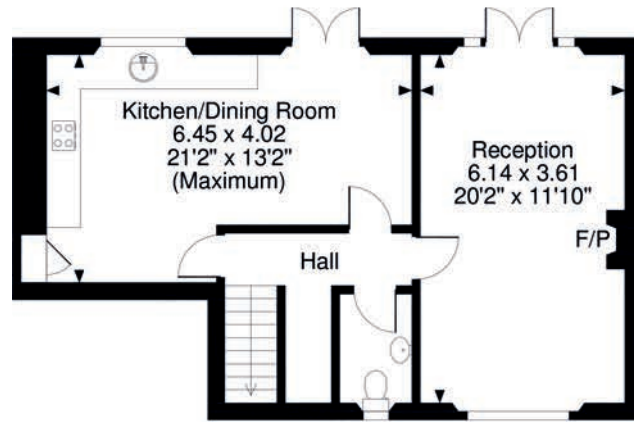
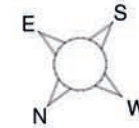
Viewing Arrangements
Strictly via the vendors sole agents Fine & Country on 01905 678111.

Website
For more information visit www.fineandcountry.com

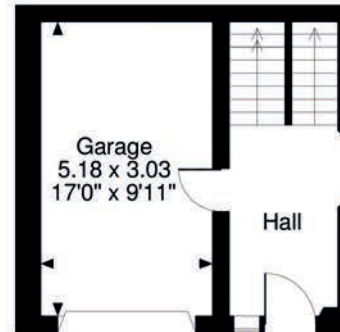
Opening Hours:
Monday to Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 1.00 pm



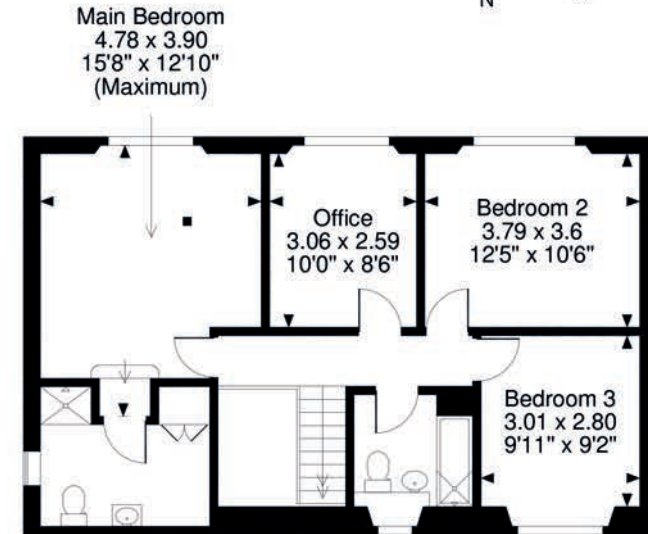
Old Forge, Whitbourne, Worcester
Approximate Gross Internal Area
Main House = 1416 Sq Ft/132 Sq M
Garage = 169 Sq Ft/16 Sq M
Annexe = 229 Sq Ft/21 Sq M
Total = 1814 Sq Ft/169 Sq M



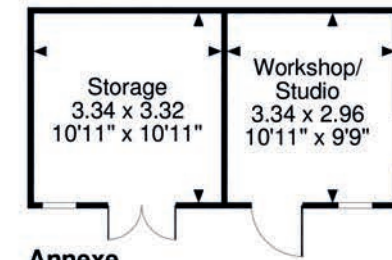
Lower Ground Floor



Ground Floor



First Floor



Annexe

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	74 C
39-54	E		
21-38	F		
1-20	G		

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Fine & Country
Tel: +44 (0)1905 678111
droitwich@fineandcountry.com
12 Victoria Square, Droitwich Spa, Worcestershire, WR9 8DS

