

Philip Laney & Jolly



Holland House Stanford Park, Worcester, WR6 6SG  
Guide Price £445,000

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Philip Laney & Jolly Worcestershire are delighted to present situated within the prestigious and private Stanford Park development, Holland House which offers a rare blend of period character and modern luxury. Set behind a grand, tree-lined driveway and forming part of a stunning residence, this beautifully converted home provides an exceptional standard of living in one of Worcestershire's most picturesque locations.

Converted in 2010, the property boasts a wealth of original architectural features including exposed timber beams and framework, high ceilings, shaped windows, and panoramic views across the Teme Valley. Every detail speaks to the care taken during its conversion and the continued upkeep by the current owner.

The ground floor opens into a welcoming reception hall with cloakroom and leads into a spacious open-plan living, dining, and kitchen room. This light-filled area features four windows across three aspects and French doors that open onto the outside. The kitchen is thoughtfully designed with granite worktops and high-quality integrated appliances including an electric oven, microwave, four-ring induction hob, fridge/freezer and dishwasher.

Upstairs, a generous landing leads to four spacious and well-proportioned bedrooms. The standout main suite is enhanced by an ornate circular window and includes a stylish en suite shower room. A modern family bathroom serves the remaining bedrooms.

Located in the charming village of Stanford Bridge, the property enjoys access to delightful countryside walks, a local farm shop, welcoming pub, and excellent road links to Great Witley, Stourport-on-Severn, and Worcester.

Outside there is a private rear garden with a large patio area and lawn, enclosed by tall wooden fencing and borders of trees and shrubs. There is also a gate that grants access to the double garage and the front of the property. A viewing is essential to truly appreciate the elegance, craftsmanship, and tranquil setting. EPC: D Freehold

**Hall**

Obscure double glazed entrance door. Tiled floor. Stairs rising to first floor. Spot lights. Understairs storage.

**Living / Dining Room**

Open space with high ceilings. Three arched windows each with French doors opening to the outside space. Ample room for a range of seating and a dining table and chairs. Spot lights. Ceiling light point. Two radiators. Door to garden.

**Kitchen Area**

Premium oak wall and base units with a granite worktop with stainless steel sink with a mixer tap. Integrated AEG oven, hob, microwave, dishwasher and a fridge-freezer. Extractor fan. Sash window to side aspect. Tiled flooring. Spot lights.

**WC**

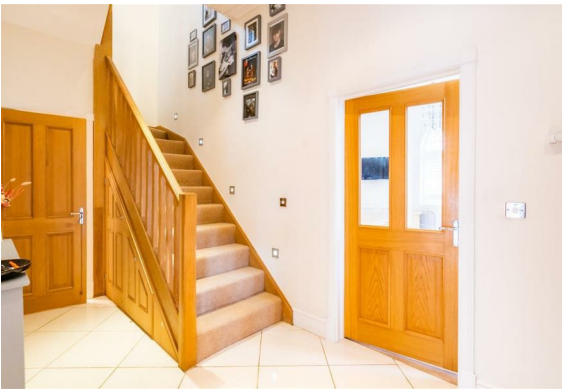
Low level WC. Pedestal wash hand basin. Extractor fan. Radiator. Spot lights.

**Landing**

Double glazed window. Exposed timbers. High ceilings. Wall lights. Radiator. Doors off to:

**Bedroom one**

Vaulted ceiling with exposed timber beams and two feature windows. Wall lights. Radiator.





## En-suite

Corner cubicle with mains fed shower. WC. Wash hand basin. Vanity unit. Chrome heated towel radiator. Tiled floor and splashbacks. Extractor fan. Spot lights.

## Bedroom two

Double room with vaulted ceilings and exposed timber beams. Sash window. Wall lights. Radiator.

## Bedroom three

Double room featuring vaulted ceilings with exposed timber beams. Sash window. Radiator. Wall lights.

## Bedroom four

Sash window. Vaulted ceiling with exposed timber beams. Radiator. Wall lights.

## Bathroom

Fitted Jacuzzi bath suite with an overhead shower. WC. Pedestal wash hand basin. Obscure sash window. Tiled floor and splashbacks. Extractor. Wall lights. Heated towel rail.

## Garden

Private rear garden with large patio area. Stretch of lawn enclosed by tall wooden fencing and borders of trees and shrubs. Gated access to the double garage and front of property.

## Double Garage

Double garage with light and power.

## COUNCIL TAX MHDC

We understand the council tax band presently to be : E

Malvern Hills District Council

<https://www.tax.service.gov.uk/check-council-tax-band>

(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

## Financial Services

Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.

If you require any mortgage assistance - please use the link :

<https://bit.ly/MortgageAdviceRequestPLJW>

Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.

## Floor Plan

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.

## Property to sell?

If you have a property to sell in Worcester and the surrounding areas then please let us know. We will be delighted to arrange a free, no obligation valuation and explain the benefits of using Philip Laney and Jolly to sell your home.

Philip Laney and Jolly are proud to have been selected as the representatives in the Worcester area for the Guild of Property Professionals, a network of around 800 independently owned Estate Agents across the U.K.

## Services

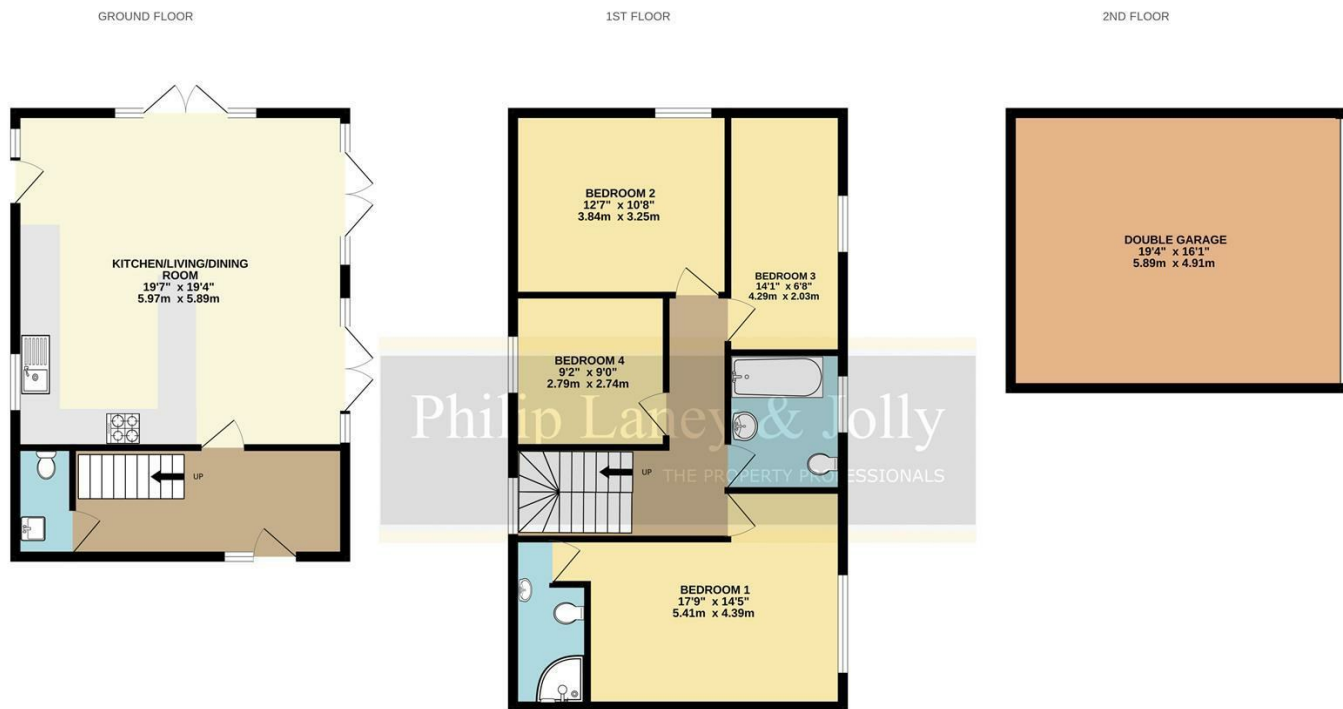
Mains electricity, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects.

## Tenure Freehold

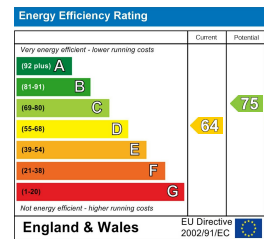
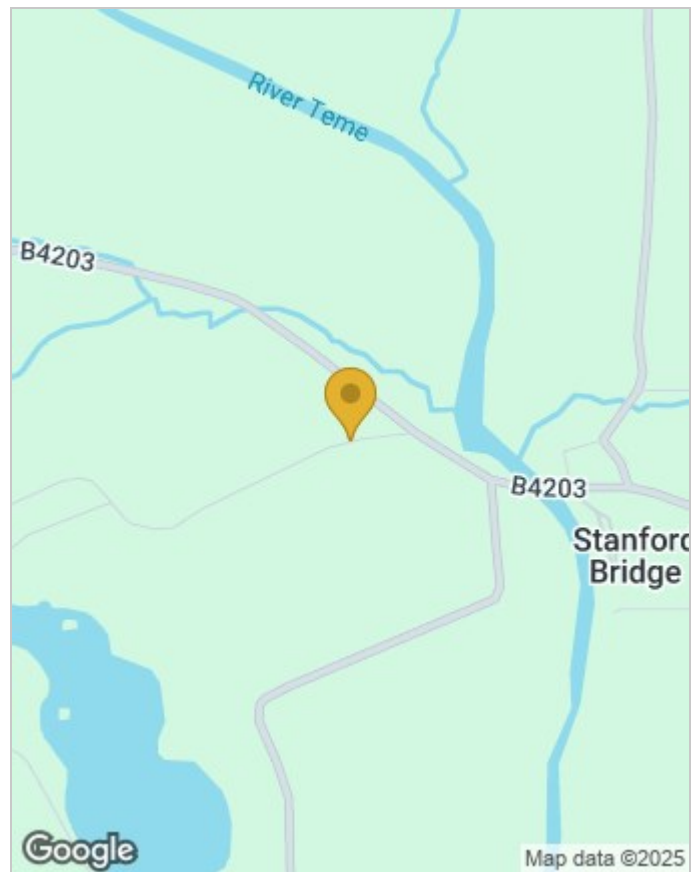
We understand that the property is offered for sale Freehold.

## Verifying ID

Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic driver's licence, etc.) and documentary proof of address (utility bill, bank/mortgage statement, council tax bill etc). We will also use a third party electronic verification system in addition to this having obtained your identity documents. This allows them to verify you from basic details using electronic data, however it is not a credit check and will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## Viewing

Please contact our Worcester Office on 01905 26664 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.