

Philip Laney & Jolly

Field House Walkers Lane, Worcester, WR5 2RD

Guide Price £775,000

3 3 2 C

Philip Laney & Jolly are delighted to present this exceptional detached bungalow, occupying a desirable position along Walkers Lane in the highly sought-after village of Whittington, just south of Worcester. Beautifully presented throughout, this spacious home offers stylish and versatile single-storey living within a peaceful countryside setting. The property is further enhanced by the paddock immediately adjoining the property, which is being sold with the bungalow, offering an exceptional amount of land and potential.

The centrepiece of the property is the impressive open-plan kitchen diner, thoughtfully designed for modern living and entertaining. Featuring a contemporary fitted kitchen with a central breakfast island, the space provides ample room for dining and socialising whilst enjoying views over the garden. Complementing the accommodation is a modern garden room, creating a bright and versatile additional living space ideal for relaxing, entertaining or home working.

The bungalow offers a light and spacious living room, study and three generously sized double bedrooms, all benefiting from their own modern en-suite facilities, providing an excellent level of comfort and privacy. An additional WC enhances the practicality of the home.

Finished to a high standard throughout, the property also benefits from underfloor heating, adding warmth and comfort across the accommodation.

Externally, the home enjoys a peaceful village setting, with gardens and the adjoining paddock providing an impressive amount of outdoor space. The paddock, being sold as part of the property, offers a wealth of possibilities and is a particularly rare feature for a property of this type.

The property is conveniently positioned for easy access to the M5 and Worcestershire Parkway station plus Worcester city centre, local amenities and picturesque countryside walks are all close at hand, creating an ideal balance of luxury, land, connectivity and village living.

Hallway
Door to front and rear aspects. Built-in storage cupboard. Ceiling light point.

Living Room
Double glazed sliding patio doors opening to front aspect. Large double glazed windows enjoying side aspect outlook. Ceiling light point. Bi-folding doors opening to:

Kitchen/Dining Room
Double glazed sliding doors opening to the front aspect and double glazed window to front. Gloss finished wall and base units with deep soft closing drawers with worksurface over. Integrated fridge freezer and integrated Bosch microwave oven. 'Neff' induction hob with chrome hood over. 'Neff' dishwasher. Two stainless steel sinks. Wooden beams. Wall and ceiling lights. Large breakfast island with further deep soft closing drawers and wine rack. Wood effect laminate flooring with underfloor heating.

Utility Room
Double glazed window to side aspect. Space and plumbing for washing machine and tumble dryer. Stainless steel sink and drainer. Worksurfaces and wall mounted storage cupboards. 'Worcester' boiler and mains water storage cylinder. Laminate flooring.

W C
Basin inset to vanity unit and low level WC. Laminate flooring. Ceiling light point.

Study
Double glazed window to front aspect. Underfloor heating. Ceiling light point.

Bedroom One
Double glazed windows to front and side aspects. Built-in wardrobes and storage furniture. Wooden beam and wall lights.























Ensuite Bathroom
Panelled bath, WC inset to vanity unit with wash hand basin. Chrome heated towel rail. Mirror and storage. Tiled flooring.

Bedroom Two
Double glazed windows to side and front aspects. Built-in wardrobes. Wooden beam. Wall lights.

Ensuite
Obscure double glazed window to front aspect. Corner shower cubicle, basin inset to vanity unit and low level WC. Chrome heated towel rail. Extractor fan and wall light. Tiled flooring.

Bedroom Three
Double glazed window to rear aspect and double glazed patio doors to the rear garden. Built-in wardrobes.

Ensuite
Double glazed window to the rear aspect. Double width walk-in shower cubicle, WC and basin inset to vanity unit. Mirror with wall light. Ceiling lights. Chrome heated towel rail. Tiled flooring.

Outside - Front
Extensive patio area to the front with gravelled driveway providing ample off road parking.

Outside - Rear
Substantial rear garden mainly laid to lawn with block paved pathway and raised borders. Garden room provides an ideal place to work or simply enjoy the surrounding countryside.

Tenure Freehold
We understand that the property is offered for sale Freehold.

Services
Mains electricity, underfloor heating and water 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.
The property also has a Victorian sceptic tank shared with neighbouring properties and independent assessment and research is advised.

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.

COUNCIL TAX WYCHAVON
We understand the council tax band presently to be : F
Council Tax Band :
https://www.gov.uk/council-tax-bands
Wychavon District Council
https://www.wychavon.gov.uk/benefits-and-council-tax/council-tax
(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

Broadband
We understand currently that Fibre to the Cabinet Broadband is available to order now at this property.

You can check and confirm the type of Broadband availability using the Openreach fibre checker:

https://www.openreach.com/fibre-checker

Mobile Coverage
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

https://checker.ofcom.org.uk/en-gb/mobile-coverage

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.

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.

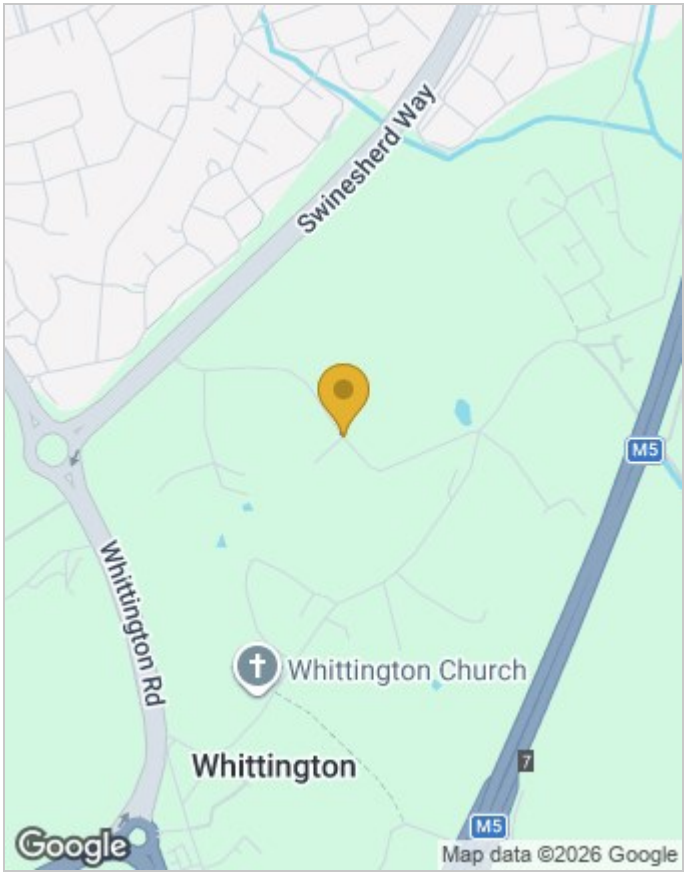
Viewings
Strictly by appointment with the Agents. Please call 01905 26664. We are open Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturday's.

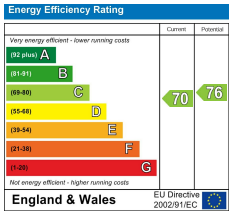
Agents Note
The house construction is SIP (Structured Insulated Panel) provided by Glosford in Hereford.
www.glosfordsips.co.uk

GROUND FLOOR



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.
Made with Metropix ©2026





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.

30 College Street, Worcester, Worcestershire, WR1 2LS
Tel: 01905 26664 | Email: office@pljworcester.co.uk
https://www.pljworcester.co.uk/