



Field House, Little Witley, Worcester

G HERBERT  
BANKS

EST. 1898

Field House  
Little Witley  
Worcester  
WR6 6LN

A glorious lifestyle opportunity.

A beautifully situated 1930's detached house with a wonderful block of land of about 4.43 acres.

- Reception hall, bedroom/study, sitting room, splendid large dining kitchen with snug off, large contemporary conservatory. Rear hall with utility area, shower room.
- Detached double garage, timber outbuildings, summer house.
- A significant range of outbuildings presently run as a holiday letting business – Cuttermoon Lodge, striking tented lodge, separate pod.
- Gravelled driveway and parking, most delightful large gardens and grounds incorporating a paddock and grassed amenity area.

### Situation

Field House is an exciting and versatile country home package occupying a lovely rural position on a country lane between Little Witley and Ockeridge. There are some truly outstanding views over the surrounding unspoilt farmland.

Little Witley has the historic St Michael and All Angels historic church together with an active parish hall.

Close by, the village of Great Witley provides a good range of local amenities including a junior school, general store and post office, garage with Asda, a doctor's surgery and the fabulous Witley Court with its Baroque church.

Field House lies in the catchment of the highly favoured Chantry High School at Martley, and the nearby Cathedral City of Worcester has a range of public and preparatory schools.

There is excellent M5 motorway access via junction 5 at Wychbold and junction 6 at Warndon north Worcester. Worcester has a direct rail service to Birmingham and London Paddington.

There are many wonderful walks and countryside pursuits available within the surrounding area.

### Description

This incredibly appealing country house was built in 1939. It provides well-presented and flexible double-glazed accommodation with some splendid views.

The house is approached by the main reception hall with twin double glazed entrance doors, timber panelling and original oak floor.

Lying off the hall is the delightful sitting room with bay window to front and painted tiled fireplace in ornate surround. To the other side of the hall is bedroom four/study.

The much-cherished large dining kitchen with its tiled floor has a range of floor and wall mounted cabinets, Falcon gas Range cooker with LPG hob and electric double oven with extractor over, Bosch dishwasher, recess for American style fridge freezer. There is a direct opening to a charming snug with Clearview woodburning stove in brick surround with oak lintel over.

Also lying off the kitchen is a large, double-glazed conservatory, wood pattern Rhino Vinyl, electric iron stove and pleasant aspect. Twin double-glazed doors to external timber covered veranda area This conservatory was added just over 2 years ago. This looks out over a gravelled seating area and charming pond/rockery.

Useful rear hall with tiled floor, utility area with plumbing for washing machine, Belfast sink unit together with an integral cupboard, wall tiling and stable door to exterior. Adjacent to this is a ground floor shower room.

A staircase with timber balustrading gives rise to a first floor with its panelled landing and useful study area to one end.

There are three double bedrooms, enjoying some wonderful views. The master has some painted brickwork and en-suite bathroom including a roll top bath with shower mixer tap and tiled shower cubicle. Separate family bathroom.

### Outside

Field House is approached via a metal bar field gate and gravel driveway. This leads to a continuation of the driveway to the rear of the house with parking area and detached double garage with adjoining greenhouse and two timber outbuildings (one a former railway carriage) providing useful log store and poultry housing.

A truly wonderful feature of Field House is the expansive lawned gardens and grounds with an above ground swimming pool, various grassed paths and many lovely daffodil beds. There is an excellent new summer house, an adjacent covered area with a two-person hot tub.

The expansive gardens and grounds continue to the rear with a variety of trees and further substantial lawned areas together with an orchard with a variety of fruit trees and other specimen trees. A path continues to a small, gravelled terrace with trees. Lying within this is the chalet known as Cuttermoon Lodge.

This is a charming relaxing property with covered deck and hot tub to the front, sitting room/well fitted kitchen with double bedroom and shower room. An attractive feature of Cuttermoon Lodge is its potential as a self-contained annex, providing ideal accommodation for multi-generational living. The Lodge is electric throughout.

Lying close to the lodge is a fenced poultry run and kitchen garden area with raised beds together with general composting areas.

A timber bar field gate off the main drive leads to the parking for the other holiday accommodation. This includes a charming timber pod with timber laminate floor providing a double bedroom. Externally the Pod is fibreglass. Adjacent WC with wash hand basin and separate shower.

A striking tented lodge with timber frame including a gorgeous, covered area to the front with fine aspect over the land, kitchen area with fridge freezer, cooker, Belfast sink unit, sitting room with woodburning stove and inner hallway area with two double bedrooms and family bathroom. The tent has gas supply and 16v electric supply

Lying next to the lodge is an outside timber panelled path which leads up to a wood fired hot tub.

Fenced paddock with road frontage. Adjacent grassed amenity area with widespread selection of maturing specimen trees. It is enclosed by mixed hedging and fencing and could create a further paddock if required.

## GENERAL INFORMATION

### Energy Performance

Current Rating: 71C

Potential Rating: 80C

Carried out: 19<sup>th</sup> May 2026

### Services

The House - Mains electricity and water. LPG central heating.

Cuttermoon Lodge – Electric throughout.

The Pod – Electric heating.

All the properties are served by a private drainage system.

### Local Authority

Malvern Hills District Council

### Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

### Viewing

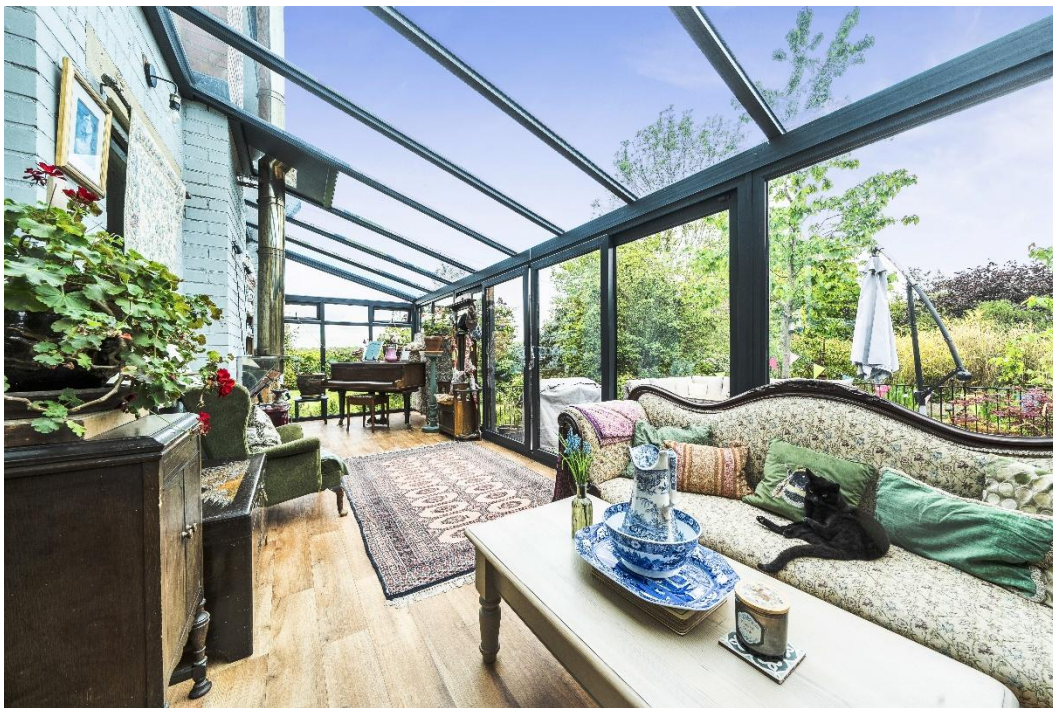
Via the Sole Agent's Great Witley Office

Tel: 01299 896968

Directions What3words [///aquatics.takes.producing](https://www.what3words.com/@@@aquatics.takes.producing)

### **MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017**

*In order for us to legally comply with these regulations, we are obliged to obtain satisfactory evidence of identity and the source of funds before a sale can be reported. The checks will be carried out through CREDAS, and a non-refundable charge to each buyer (to include a private lender of funds) of £48 (inclusive of VAT) will be charged.*



# Well Lane, Worcester, WR6

Approximate Area = 1824 sq ft / 169.4 sq m

Garages = 436 sq ft / 40.5 sq m

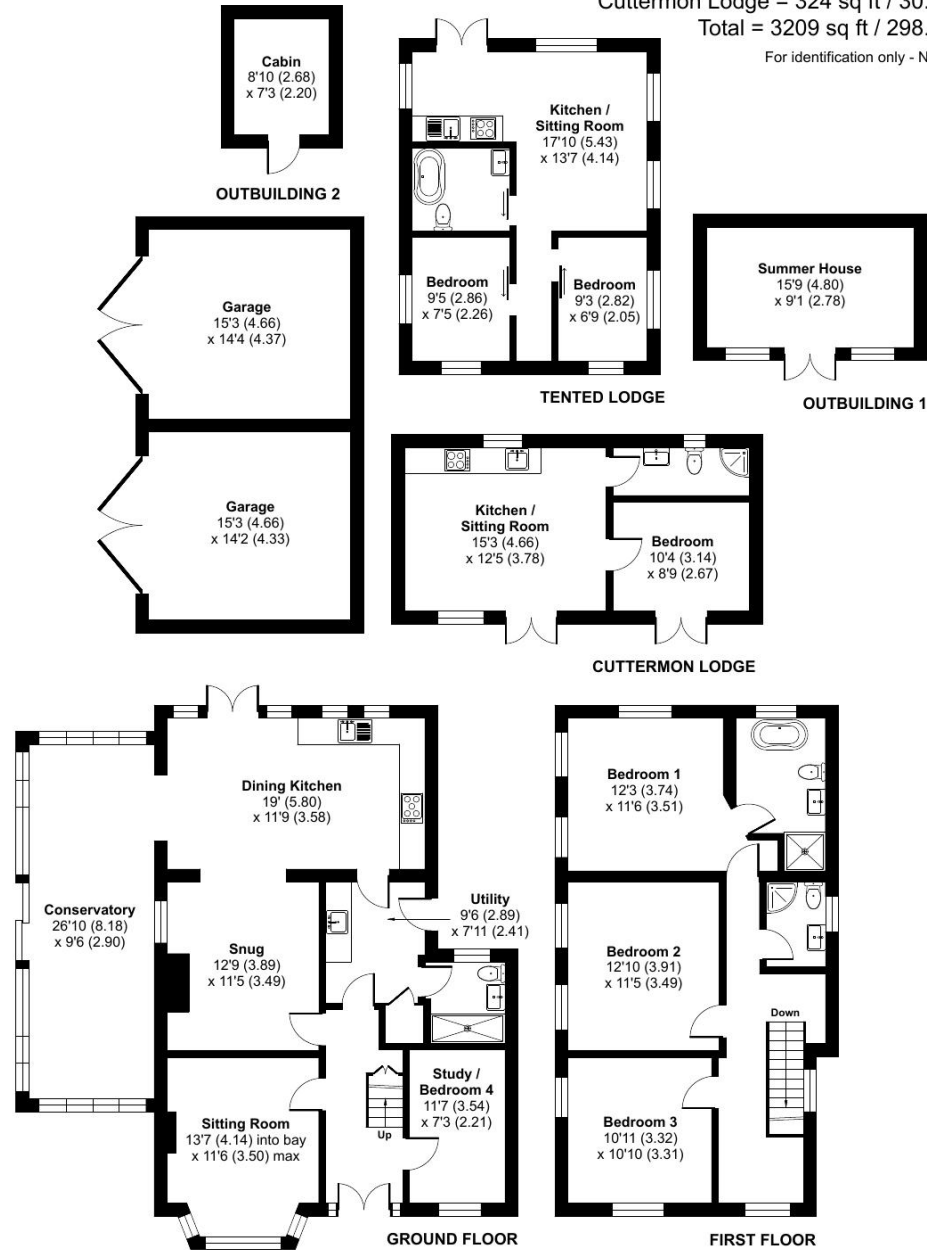
Outbuildings = 207 sq ft / 19.2 sq m

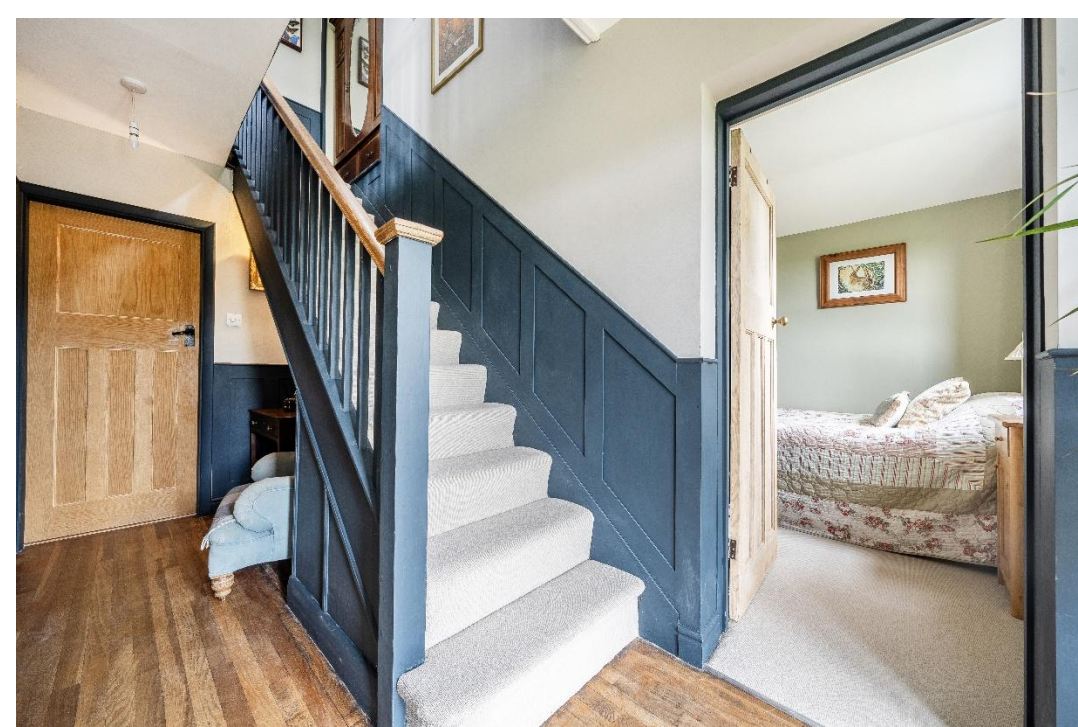
Tented Lodge = 418 sq ft / 38.8 sq m

Cuttermon Lodge = 324 sq ft / 30.1 sq m

Total = 3209 sq ft / 298.1 sq m

For identification only - Not to scale





# G HERBERT BANKS

EST. 1898

01299 896 968  
[info@gherbertbanks.co.uk](mailto:info@gherbertbanks.co.uk)  
[www.gherbertbanks.co.uk](http://www.gherbertbanks.co.uk)

The Estate Office, Hill House  
 Great Witley, Worcestershire WR6 6JB



AGENTS NOTE The Agents would stress that these particulars have been written as a guide to the prospective purchaser and that measurements are approximate. If a prospective purchaser requires clarification on any point mentioned within these particulars they are asked to contact the Agents. The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor the Agents of the Vendor, are responsible for any such faults or defects or for any statements contained in the general remarks, summaries or particulars of sale of the property prepared by the said Agents. The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance on any of the said statements, that he has satisfied himself as to the correctness of each of the statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or the said Agents in relation to, or in conjunction with, the property. The plan and quantities are based on the last Ordnance Survey sheets as revised by the Agents. Where fields or enclosures have been divided, the areas have been estimated by the Agents and the quantities are believed to be correct and shall be so accepted by the purchasers. G Herbert Banks LLP is a limited liability partnership registered in England and Wales with registered No. OC344076. G Herbert Banks LLP is a member of The Property Ombudsman.

