

Andrew Grant
PRESTIGE & COUNTRY



Field House

Worles Common, WR6 6XQ



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Worles Common, Stockton, Worcester, WR6 6XQ

4 Bedrooms 2 Bathrooms 3 Receptions 3.3 Acres

“A lovely country home with recently constructed equestrian facilities...”

Scott Richardson Brown CEO

- A beautifully improved character family home with extensive formal gardens, paddocks and stabling, set in over 3 acres of grounds.
- The main house has undergone significant upgrades, including a new roof, installation of a full exterior Johnstone external insulation system, the replacement of many of the windows and doors and a newly constructed double garage.
- Situated on a quiet country lane in Worles Common, offering incredible far-reaching views of the surrounding countryside.
- A recently constructed three-bay stable block, approximately 3 acres of paddocks and versatile outbuildings provide the perfect accommodation for any equestrian or small holding enthusiast.
- This very sought after area benefits from nearby access to mainline railway stations and the motorway network via the M5 in Worcester.
- Importantly for those with a young family the property is within the catchment area of the Ofsted rated, outstanding, Chantry school.



1,604 sq ft / 149 sq m



The kitchen dining room

The open-plan kitchen dining room is accessed through a charming stable door and has a rustic yet refined aesthetic, with quarry tiled floor complementing a range of wooden wall and floor units with granite countertops .

There is a Rangemaster electric cooker, complete with four hobs, a griddle, double ovens and a separate grill with extractor hood above. Integrated appliances that include a dishwasher and under counter fridge complete the kitchen.



The dining room features elegant solid wood flooring that creates a warm and welcoming atmosphere, whilst a large bay window provides picturesque views of the front garden and the stunning countryside beyond.



The hallway

The rear hallway is both spacious and charming and provides access to a convenient downstairs cloakroom, a practical under stairs cupboard and an external door that provides access to the rear courtyard.



The living room

The bright and welcoming living room features original exposed timber beams and a Yeoman log burning stove that give the room both character and charm. French doors, opening onto the charming front garden and patio, flood the room with natural light and offer delightful views of the surrounding countryside.







The study

The study has a window that provides wonderful views of the rear garden and paddock, whilst ensuring the room is filled with ample natural light.



The first floor

The bright and airy landing, recently enhanced by the addition of Velux windows, which flood the first floor with natural light, grants access to the first floor bedrooms and bathroom, as well as providing the potential for an additional study or seating area.





Bedroom one

The spacious master bedroom features two sets of built-in cupboards and a window that provides natural light and stunning views.

The en suite shower room includes underfloor heating and features a shower cubicle with body jets, a wash basin, WC and electric towel warmer.





Bedroom two

Bedroom two is another generously sized double bedroom and features a large window that overlooks the front garden and fills the space with natural light.



Bedroom three

Bedroom three is also a generously sized double bedroom with views over the front garden and surrounding countryside.



Bedroom four

Bedroom four is a cosy single bedroom ideally suited as a guest bedroom or reconfigured into a hobby room.



The family bathroom

The well-appointed family bathroom features a heated travertine tiled floor, a large vanity basin with vanity unit, a white WC and white electric towel warmer. A white 'P' shaped bath with a curved glass shower screen, chrome mixer tap and a Mira Advance thermostatic electric shower completes the suite.

An obscure glazed window overlooks the courtyard area by the kitchen and ensures the room feels bright and airy.



The gardens

The extensive front garden is beautifully laid to lawn with fabulous perimeter and island borders featuring specimen plants, flowers, trees and bushes, including a stunning red Acer and is a perfect spot to enjoy the far-reaching countryside views.



At the front of the property, French doors open out from the living room onto a charming flagstone patio area ideal for informal entertaining and alfresco dining.



The double garage

The newly constructed (2 years ago) double garage features an electric door and is of solid cavity construction with pitched tiled roof, that provides excellent rafter storage.

A pathway between the garage and the house leads to the kitchen stable door. Opposite this entrance is a small courtyard area with a section of raised lawn that leads to the attached outbuilding that contains a separate workshop and additional garaging area.





The outbuilding

The versatile outbuilding is of a brick construction and features two separate entrances. On the left hand side there is ample storage or workshop space, whilst the right side is perfect for garaging and features double wooden garage doors that lead to the hard standing at the rear of the property.

The workshop area on the right houses the Grant oil combination boiler and features a stainless-steel single bowl sink with drainer, along with single lever kitchen mixer taps and plumbing for the washing machine.



The stables and paddocks

To the rear of the property is a fabulous paddock area that has been fenced into different areas and recently constructed stables (2 years ago), sit on a large concrete pad and have lighting, power, water and CCTV.

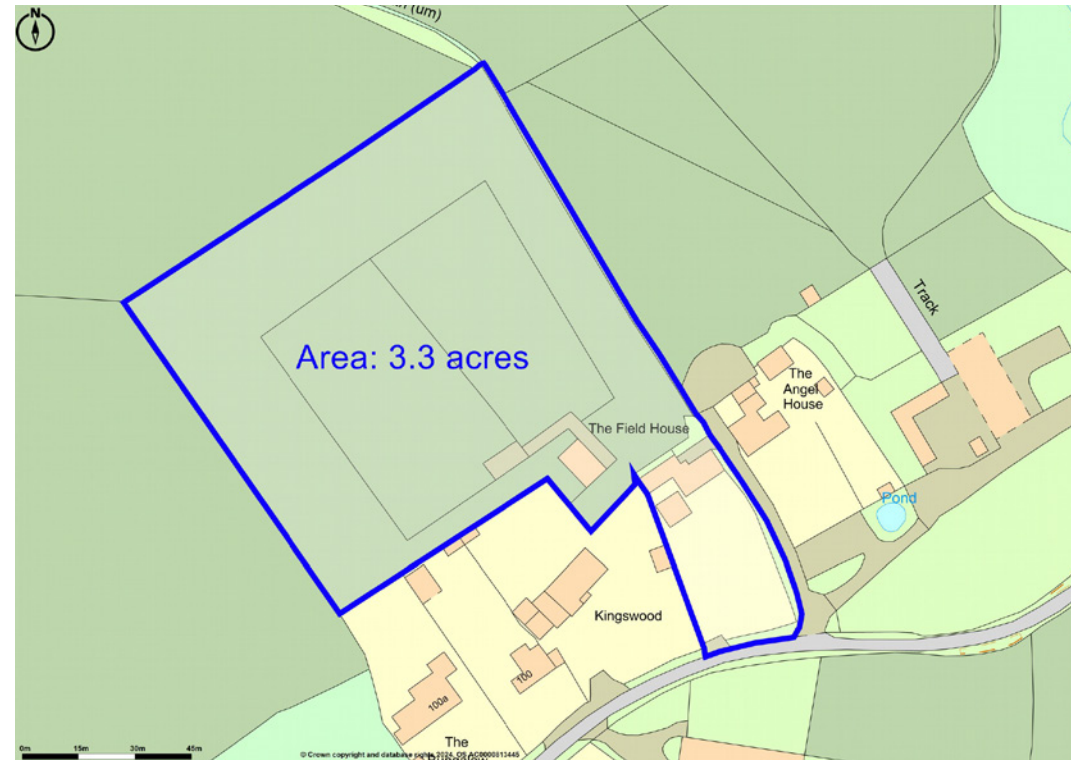
An additional sand turnout area completes the impressive equestrian facilities.

Location

Worles Common is a tranquil rural location, encircled by picturesque villages such as Abberley and Great Witley. This charming property benefits from easy access to excellent local amenities in the nearby villages, including village shops, post offices, welcoming pubs and convenient fuel stations. Adding a touch of luxury nearby is The Elms, a renowned hotel spa and restaurant.

Nestled in the heart of Worcestershire, a county celebrated for its natural beauty, the area offers a wide range of educational opportunities in both the private and public sectors. Notably, the property is within the catchment area of Chantry, which boasts an outstanding Ofsted rating.

The vibrant city of Worcester provides an abundance of social, retail and leisure amenities. These include horse racing along the scenic banks of the River Sever and cricket beneath the city's iconic cathedral.



Services

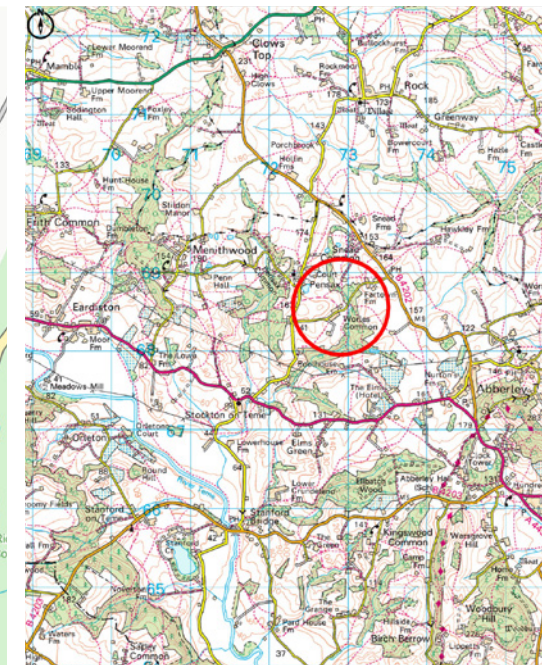
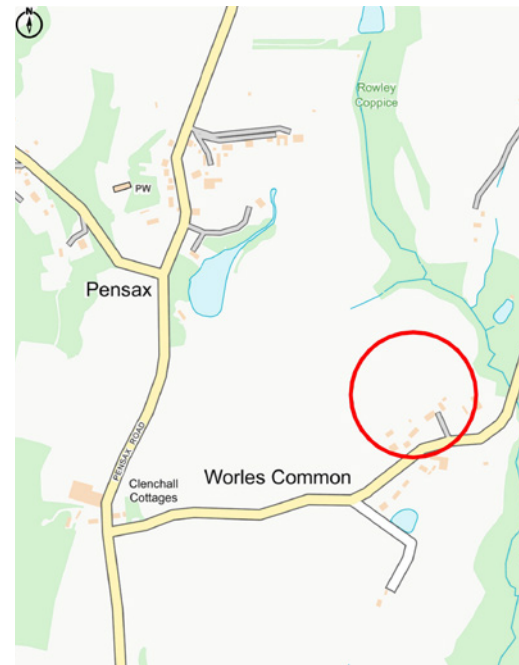
Mains electricity and water. Grant oil fired combination boiler for central heating and hot water. Septic tank. Electric underfloor heating to family bathroom and en suite. Super fast broadband (900mbps) is available at this property.

Agent's Note

There is a brideway along the far eastern side of the paddock boundary.

Council Tax

The Council Tax banding for this property is **Band F**



Worles Common, Stockton, Worcester, WR6

Approximate Gross Internal Area = 1,604 sq ft / 149 sq m | Limited use area(s) = 47 sq ft / 4.4 sq m

Garage = 387 sq ft / 36 sq m | Outbuildings = 384 sq ft / 35.7 sq m

TOTAL = 2,422 sq ft / 225 sq m



This plan is for guidance only and must not be relied upon as a statement of fact



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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