



Brook Court
Droitwich Road | Bradley Green | Redditch | Worcestershire | B96 6QU

FINE & COUNTRY

BROOK COURT

Brook Court is a beautifully renovated four bedroom detached barn conversion with a south facing rear aspect across open countryside. This property is situated between Hanbury and Feckenham; two of Worcestershire's most popular villages, and benefits from a double garage and very generous parking. Brook Court has a contemporary style with period features, and has been finished to a high standard.



Ground Floor

The entrance of Brook Court leads you into a bright galleried entrance hall with a centred staircase. To the right is a ground floor bedroom suite with walk-in wardrobe. To the left of the entrance hallway is the spacious sitting room with dual aspect windows looking over the fields. There is lovely large open plan kitchen with breakfast/dining and sitting area, and a centre piece log burner. Flowing off the kitchen is a utility room with a door outside and a downstairs WC.





Seller Insight

“There was just ‘something’ about the property that caught my eye and immediately appealed to me. It’s very nice looking and I could see that it was a well converted barn that sits nicely within its surroundings. It’s in the countryside location that I wanted, but still within easy reach of good schools and amenities,” says the owner.

“I bought the property in 2017 and spent nearly a year modernising, reconfiguring the spaces, and adding high level creature comforts, including a pressurised hot water system and nice bathrooms. The old beams have been sandblasted and they turned out beautifully. I created an open plan kitchen and breakfast room which is perfect for daily life and entertaining. It’s true to say that we all congregate in the kitchen at parties! I have loved spending time in there just relaxing on the sofa in front of the log burner with a cup of tea as I read or watch tv.”

“Set just outside what must be the ‘World’s Greatest Village’ of Feckenham, there’s always something going on throughout the year. There are live bands at FeckenFest, events at the cricket club, FeckenOdeon evenings where the village hall is converted into a cinema club, Remembrance Sunday events, and Christmas Carols on the Village Green. It’s an active and friendly community that can be dipped in and out of as suits. There are two pubs in the village and a local shop/deli which is run by the community. It’s extremely easy to access the surrounding amenities, including supermarkets and shopping centres. There’s a station nearby in Bromsgrove, and it’s just a short drive to hop onto the motorway network.”

“I enjoy gardening and spending time outside relaxing in the sun or pottering around. I’ve recently purchased some additional land, so the barn sits perfectly in its grounds. It’s south facing, so very much a sun trap, and overlooks the countryside. Three sets of doors open out to the garden to create a nice indoor/outdoor space that’s ideal when I’m entertaining.”

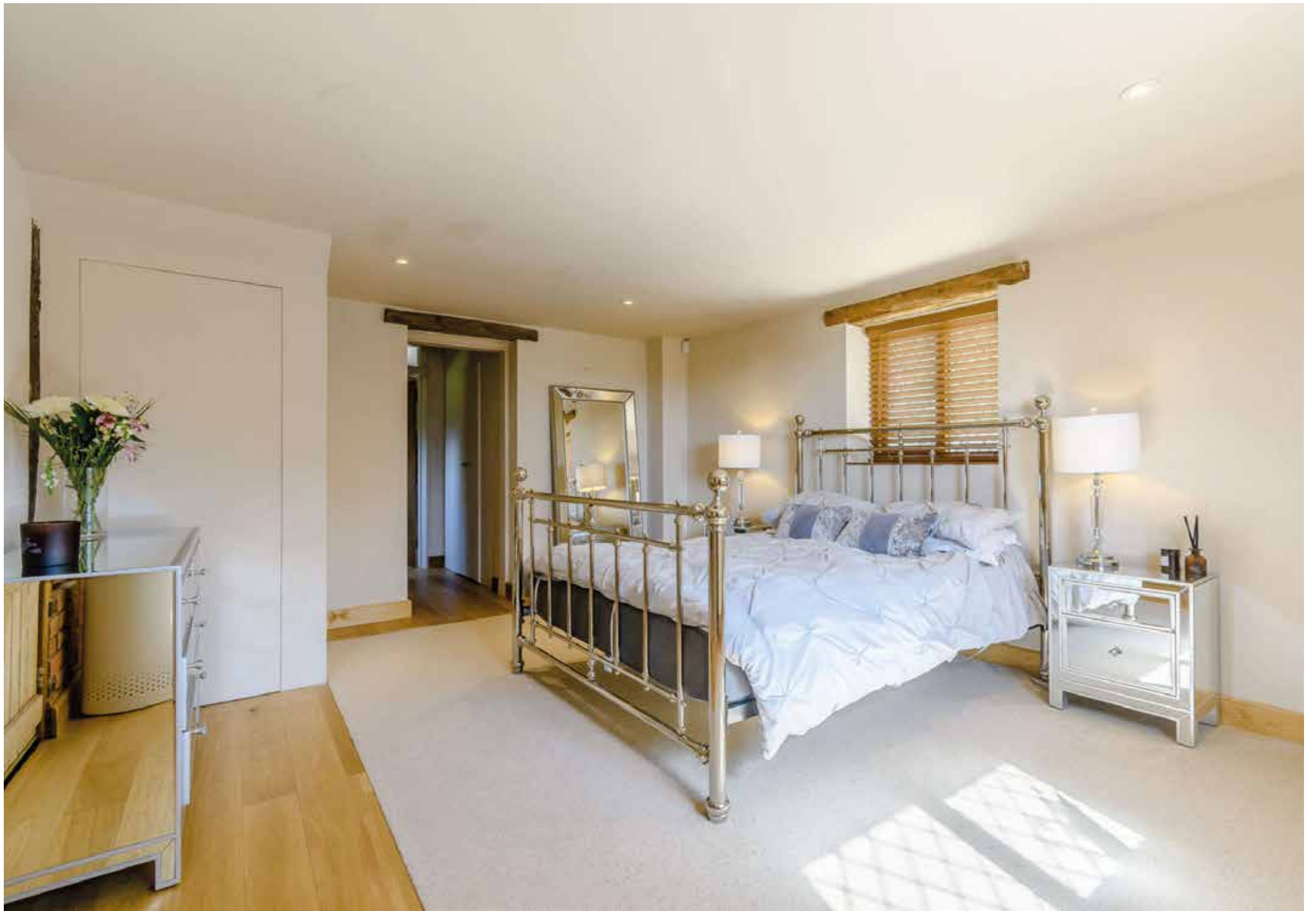
“The barn is flooded with light, so it’s always bright and airy. I celebrated a big birthday with friends and family in the large hallway overlooked by the gallery landing where a band played as we partied. It was lovely! It’s also the perfect spot for a huge Christmas tree.”*

*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.











First Floor

The first floor is accessed by the centred staircase which boasts characterful beams. The floor is configured of three bedrooms, one with an en-suite, and a family bathroom.









Outside

Brook Court is accessed along a private driveway with gated entrance, has a generous parking area and a double garage. The property is strategically south facing with a patio area directly off the kitchen; perfect for entertaining. The gardens are spacious and beautifully maintained.









LOCATION

Brook Court is located in the village of Bradley Green in the Wychavon district of Worcestershire. It is located just South of the town of Redditch, and South of Feckenham, Callow Hill and Inkberrow.

The County Town and Cathedral City of Worcester, lying on the banks of The River Severn, is some 13 miles South West providing for high street and boutique shopping, and characterised by one of England's great Cathedrals, its Racecourse, County Cricket Ground, Premiership Rugby Club and University.

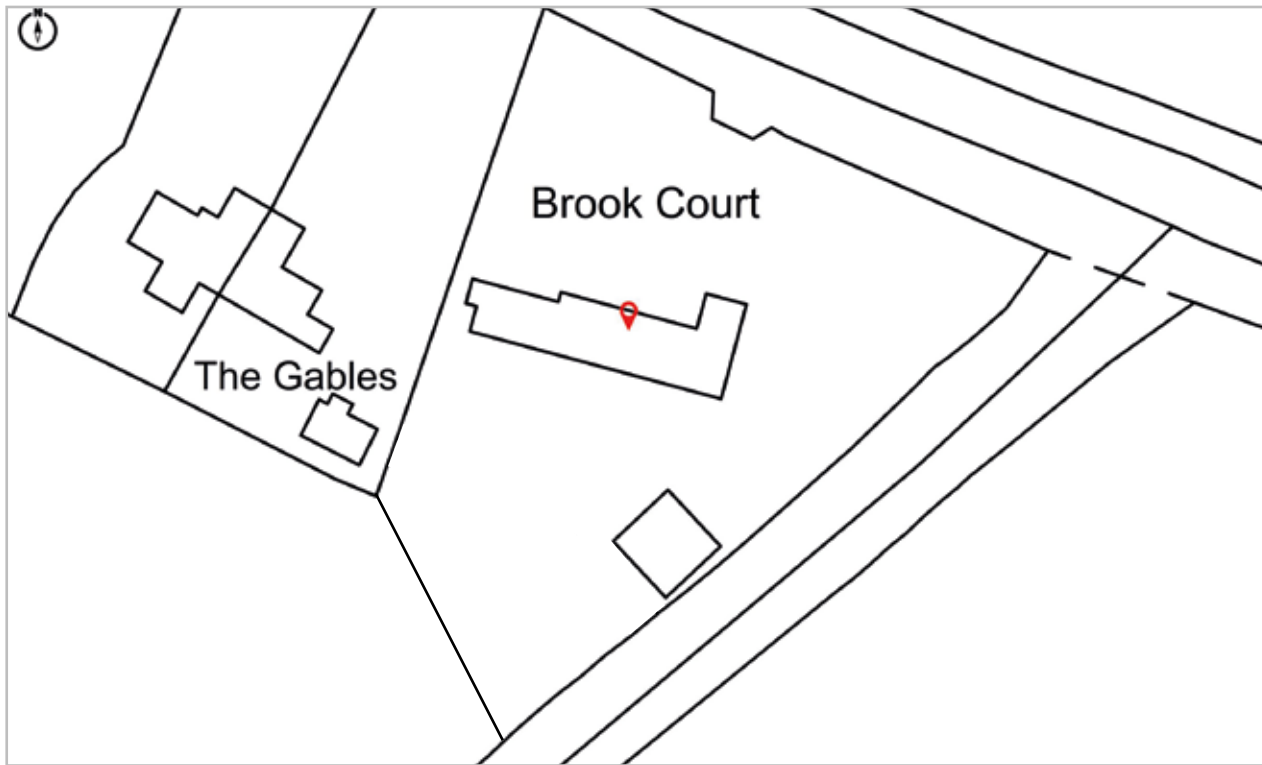
The M5 motorway (accessed via J5 of The M5 at Wychbold or J6 at North Worcester) provides for ready access to the North and South West, Birmingham (36 miles) and the surrounding industrial and commercial areas as well as Cheltenham and its Racecourse (37 miles), Gloucester and Bristol (75 miles). The M42, lying to the North of Redditch also offers access to Birmingham International Airport (26 miles) and the North East. Road travel to London (126 miles) is best via the M40 at Warwick (24 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 also intended to increase the capacity to London as well as reduced 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 (7 miles), Malvern College (22 miles), The Kings Schools and Royal Grammar School at Worcester (13 miles), and the Alcester Grammar School at Alcester (8 miles) in Warwickshire.

For days out and recreation, Brook Court is well placed for ready access to the North Cotswolds and Broadway (23 miles), as well as Stratford-upon-Avon (16 miles), Great Malvern (22 miles) and The Malvern Hills, and Ludlow (40). The West coast of Wales, at Aberdovey, is 111 miles.





Services
Mains water and electricity. LPG Gas Tank. Septic tank.

Tenure
Freehold

Local Authority
Wychavon District Council
Council Tax Band G

Note
Covenant - The partially fenced pasture within the Southern part of the property was purchased, and is designated, as agricultural land.

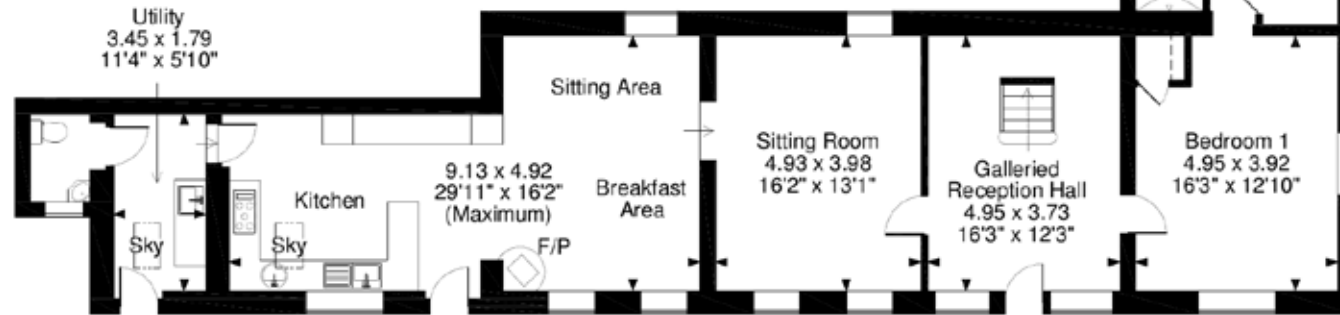
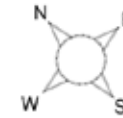
Viewing Arrangements
Strictly via the vendors sole agents Fine & Country on 01905 678111.

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



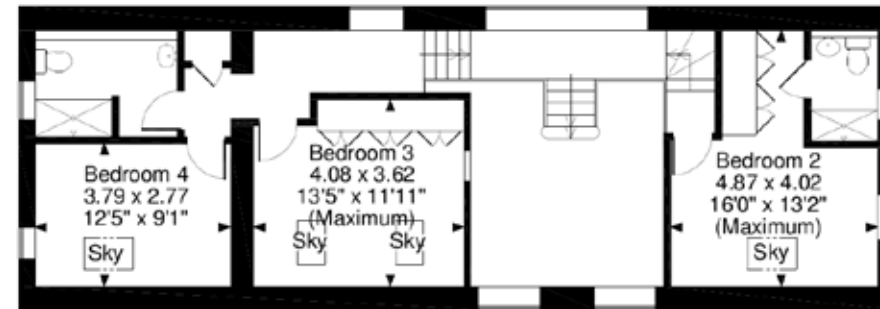
Brook Court, Droitwich Road, Bradley Green, Redditch
Approximate Gross Internal Area
Main House = 2018 Sq Ft/187 Sq M
Garages = 378 Sq Ft/35 Sq M



Ground Floor



Garages



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Score	Energy rating	Current	Potential
82+	A		
81-81	B		
69-80	C		
55-68	D		66 D
39-54	E	39 E	
21-38	F		
1-20	G		





HALINA DAY

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Having grown up in Warwickshire, Halina now lives in the Worcestershire village of Feckenham with her partner and two French Bulldogs. She has a strong background in sales and thrives on showing her clients how to showcase their home in order to achieve the best possible price. She will always go the extra mile and uses her excellent negotiating skills to ensure that all offers reach their full potential. Outside of work, Halina enjoys exercising at the gym and spending time with her two grown up sons.

YOU CAN FOLLOW HALINA ON



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“Halina was a pleasure to deal with on the purchase of the property, Halina guided us through the whole process with ease and was always available to help and advice.”

FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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