



Pritchard &
Company



Stoners Farmhouse

BERROW HILL LANE, FECKENHAM, WORCESTERSHIRE



Stoners Farmhouse

A most attractive grade II Listed former farmhouse with stylish interiors, occupying a partly elevated peaceful setting within beautifully landscaped gardens

Alcester 6 miles, Droitwich Spa 7 miles, Bromsgrove 8 Miles, Worcester 14 miles, Stratford upon Avon 15 miles, Birmingham 20 miles, (all distances and times are approximate)

KEY ATTRIBUTES

 4  4  4  0.42 acres



Droitwich Spa (7 miles) – from 119 minutes to London Euston; Bromsgrove – from 30 minutes to Birmingham New Street



M40 (Junction 15), M42 (Junction 3) and M5 (Junctions 5)



Birmingham International Airport (27 miles)



Four Ashes Golf Club, Rose Hill Golf Club, Droitwich Golf Club, Worcester Golf and Country Club, Bidford Grange Golf Course, Welford on Avon Golf Course, Harvington Golf Centre, The Vale Golf & Country Club, The Welcombe, Stratford Oaks and Stratford Park Hotel & Golf Club



National Hunt racing at Stratford, Warwick, Cheltenham and Worcester; hunting locally with Croome and West Warwickshire Foxhounds and Warwickshire Hunt



Feckenham C of E Primary School, Inkberrow Primary School, Astwood Bank Primary School, Bromsgrove Preparatory School, Studley High School, Bromsgrove School, Kings Worcester, RGS Worcester, Alcester Grammar School, Stratford Girls' Grammar School and King Edward VI School Stratford upon Avon



Royal Shakespeare Company's theatres, Stratford upon Avon, Swan Theatre Worcester and Malvern Theatres



Hanbury Hall, Ragley Hall, Coughton Court, Shakespeare's Birthplace and Anne Hathaway's Cottage, Warwick Castle, Spetchley Park Gardens, Hidcote Manor and Kiftsgate Court Gardens



The Spa at Billesley Manor Hotel, Bannatyne Health Club & Spa Wildmoor, Macdonald Alveston Manor Spa, Malvern Spa and Hotel and Elms Hotel and Spa





SITUATION

Feckenham is a highly prized Worcestershire village equidistant from Alcester and Droitwich Spa and has a selection of attractive village houses of varying ages, Tudor through to Georgian. The active community in the village offers good local facilities: two public houses, a parish church, a primary school, garage, cricket club, sports ground and a thriving community village shop/café. The Village Hall also offers numerous social activities on a weekly basis throughout the year from pilates/yoga to art classes, along with the successful and well supported FeckenOdeon which runs throughout the winter months. The Feckenham Committee also arrange many other activities throughout the year to include the annual Wake; Scarecrow Weekend; and Carols on the Square to name but a few.

High street shopping can be found in nearby Droitwich Spa including several supermarkets one being Waitrose. The cities of Worcester and Birmingham are conveniently located and offer more extensive social, retail and leisure facilities as would be expected in a modern city. The delightful situation offers the ambience of the countryside together with convenient access onto the M5, M42 and M40 motorway networks.

THE PROPERTY

Stoners Farmhouse occupies a partly elevated position on the edge of the much favoured Worcestershire village of Feckenham in glorious open countryside. The property dates back to circa 1600 and was partly rebuilt mid to late 18th century with mid-19th century alterations. The main façade is part timber framed with rendered infill and brick replacement walling on sandstone plinth with plain tiled roofs. A previous owner comprehensively refurbished the house carefully retaining the period features of the era but adding modern conveniences. Further substantial improvements to the house and garden have been made by the current owners who have occupied the property since 2004.

The delightful living accommodation is accessed via charming hallways and landings. There are four superb reception rooms each with their own unique character, three of which have fireplaces housing wood burning stoves, whilst the garden room provides wrap around views over the private garden to the south with access onto the terrace. The kitchen/breakfast room is bespoke and was installed by 'Harvey Jones' with hand painted cupboards and drawers, solid granite worktops and a large central island unit incorporating a sink and a circular breakfast table and chairs. The kitchen incorporates a dual control electric Aga with module and separate Miele integrated appliances including a further electric oven, induction hob, steam oven, sous chef warming draw and tall fridge. The kitchen leads onto a large utility room and cloakroom being fitted with matching 'Harvey Jones' units. There are four characterful bedrooms set out over two floor levels together with well appointed bathrooms, the majority of which have been upgraded with attractive sanitaryware and tiling. The principal bedroom in particular incorporates very attractive wood flooring, an open fireplace and a gallery above providing further storage. There are distant views towards Abberley Clock Tower from bedroom four and from the garden.

Situated beneath the dining room on the ground floor is a cellar accessed from outside providing further storage.



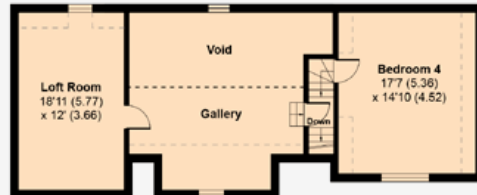
STONERS FARMHOUSE

Berrow Hill Lane, Feckenham, Worcestershire

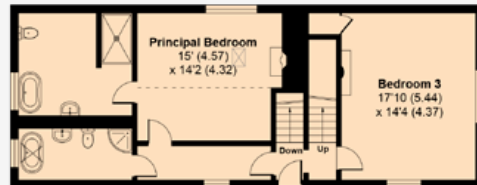


Denotes restricted head height

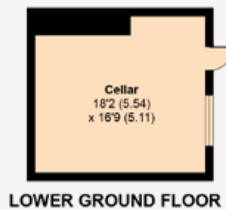
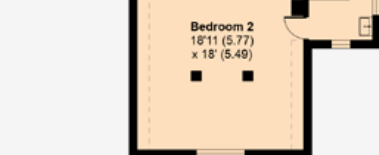
Approximate Gross Internal Area
 Main House = 3780 sq ft / 351.1 sq m
 Limited Use Area(s) = 383 sq ft / 35.5 sq m
 Garages = 818 sq ft / 75.9 sq m
 Outbuilding = 115 sq ft / 10.6 sq m
 Total = 5096 sq ft / 473.1 sq m



SECOND FLOOR



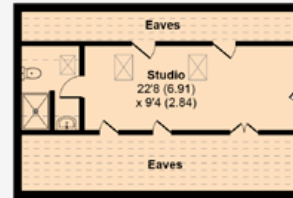
FIRST FLOOR



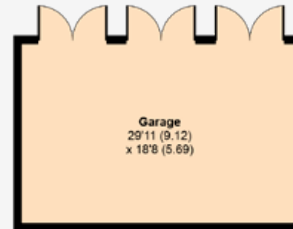
LOWER GROUND FLOOR



GROUND FLOOR



GARAGE FIRST FLOOR



GARAGE GROUND FLOOR



OUTBUILDING

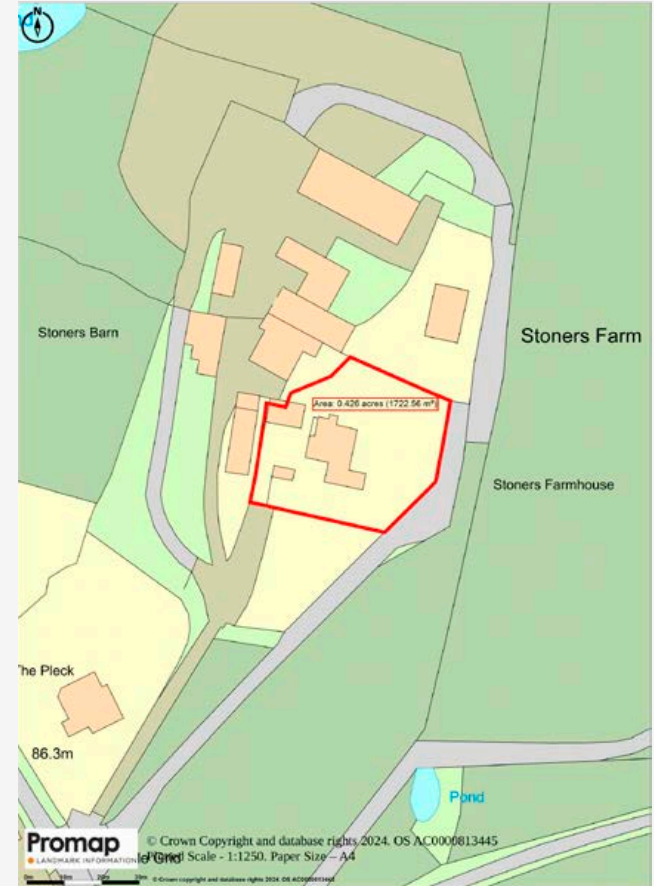


Illustration for identification purposes only. Not to scale.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Pritchard & Company Estate Agents Limited. REF: 1166589



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OUTSIDE

The property is approached over two cattle grids along a gently ascending drive terminating in front of the coach house with private parking and turning space. The drive is secure with automated gates. There is a pretty brick-built store for general storage. Flights of steps then lead up to the main front door and around to the kitchen door. Wrapping around two sides of the house is a broad paved terrace ideal for ideal alfresco summer dining with steps leading up to an undulating lawn. The whole garden has been carefully laid out with abundant planting throughout the borders to ensure seasonal colour and a further seating terrace at the top of the garden takes full advantage of the far reaching elevated views.

Below the house on the eastern elevation is a substantial triple garage with a valuable studio and shower room above being well suited for those who wish to work from home.

GENERAL INFORMATION

Local Authority

Redditch Borough Council. Telephone: 01527 534123. Council Tax Band: G

Services

Mains electricity and water, oil fired central heating and private drainage. Automatic watering system throughout the garden.

Fixtures and Fittings

Certain items are available by separate negotiation. Further information can be obtained from the selling agent.

Tenure

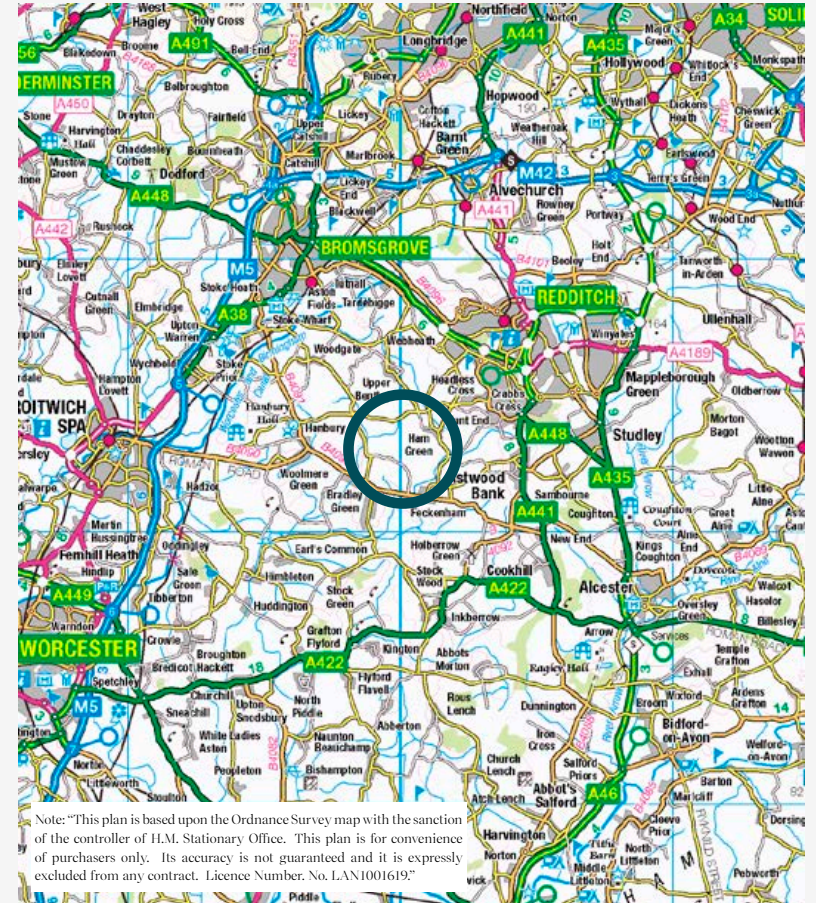
Freehold.

Directions B96 6QL / what3words sugar.paintings.dices

From Droitwich Spa take the B4090 (Hanbury Road), just before reaching Feckenham turn left on to Berrow Hill Lane. Drive along Berrow Hill Lane for about half a mile and as the road dips down, turn right into a wide tarmacadam splay and take the middle drive over the cattle grid. The house itself is directly ahead after about 200 yards after a further cattle grid.

Viewing

Strictly by prior accompanied appointment, please, with Pritchard & Company.



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