



# The Firs

Wichenford, WR6 6YB



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Wichenford, Worcester WR6 6YB

4 Bedrooms    3 Bathrooms    2 Receptions    2.6 Acres

“A contemporary single-storey home with an annexe and equine facilities...”

Scott Richardson Brown CEO

- Situated in a lovely rural setting and featuring contemporary interiors, a stunning oak framed extension, a versatile two-storey annexe and 2.6 acres of paddocks this family home offers the country lifestyle for those with equine interests.
- Three double bedrooms offer versatile and spacious living accommodation, with the master, benefiting from a luxurious en suite.
- Located within a stunning oak framed extension, the bright and inviting kitchen/dining area features floor to ceiling glass panelled walls that provide lovely views that overlook the garden and pasture or paddocks.
- With a generous double bedroom, living room, kitchen and shower room, the two-storey annexe is either an ideal guest wing or a lucrative rental property.
- Enhancing the property are 2.6 acres of gardens and grounds that include paddocks and three additional outbuildings, perfect for equine enthusiasts or those considering a smallholding lifestyle.



1,229 sq ft / 114.1 sq m



## The kitchen

Located in the stunning oak framed extension, the ultra modern kitchen and dining area is bright and spacious and features floor to ceiling glass panels that overlook the garden and flood the space with natural light.

Perfect for those who love to cook and socialise at the same time, this beautiful kitchen features a huge island with a stylish breakfast bar and an extensive range of premium integrated appliances.





The kitchen also boasts marble flooring, warmed by a high-spec underfloor heating system powered by a modern boiler with energy-saving features such as a gas flue heat exchanger and discreet, integral solar panels that provide free hot water between April and October. There is also computer and AV wiring throughout within a special hidden underfloor track system.



This spacious dining area comfortably accommodates a dining table and chairs and features marble stone flooring, vaulted ceilings and a contemporary wood burner.

Double doors lead out onto the garden and patio to create the perfect setting for both family meals and informal al fresco entertaining.





## The sitting room

The light and expansive sitting room is conveniently located next to the kitchen and features high quality oak wood flooring and a wood burner, ensuring its a warm and cosy room throughout the cooler months.



Two Velux windows within the high vaulted ceilings fill the room with light to create a bright and inviting atmosphere.

The sitting room also offers pre-wired surround sound, Velux screens, and a hidden video projection space, providing movie theatre capability.



## Bedroom one

The bright and spacious principle bedroom is a generously sized double with ample space for a king sized bed and additional free standing bedroom furniture. Sunlight floods in through a window that provides views on the gardens, paddocks and surrounding countryside.







## Bedroom one en suite

The principle en suite features contemporary tiling to the walls and floors, a walk-in shower, a heated towel rail, a WC and a wash basin set upon a stylish red vanity unit. An obscure glazed window provides both natural light and privacy to this luxurious en suite.



## Bedroom two

This generously sized and well proportioned double room features high quality wooden flooring and two large windows that offer lovely views of the gardens and ensure the room feels bright and airy.





## Bedroom three

The third bedroom is currently used as a home office, benefiting from a large window that further enhances the sense of space, it could easily be repurposed into a lovely double bedroom.



## Family bathroom

The generously sized family bathroom features a beautifully appointed walk-in shower, a Philip Stark designed bath, a sleek contemporary WC and a wash basin. An integral mirror vanity unit with contactless light activation and a discreet window provides both natural light and ventilation to the space.



## The annexe

A substantial two-storey, one bedroom annexe with a well-appointed living room, kitchen with natural stone flooring and shower room offers flexible living options. Ideal for satisfying multi-generational living requirements or accommodating visiting guests, the Annex could also generate optional income from students or professionals seeking a peaceful location.





## The terrace

Tucked away between the main house and the annexe, a charming lawned garden features a terrace and outdoor seating area. This delightful setting with stunning views of the surrounding countryside, is perfect for accommodating a hot tub and/or a dining table and chairs to enjoy in the summer months.





## The sunroom

Situated in the corner of the formal gardens, the sunroom offers a peaceful escape from the main house, with breathtaking views over the gardens and the countryside beyond.





## The gardens and grounds

This exceptional property is further enhanced by a large gated gravel drive, over two acres of paddocks and enclosed well-maintained mature gardens that surround both the main house and the guest annex. A newly installed block-paved driveway entrance offers ample space to pull completely off the road, with excellent visibility for safe access. The area provides extensive parking options, including a spacious double oak carport and a designated area for a large horse box, van, or motorhome (up to 9 meters).







## The paddocks

The paddocks, bordered on three sides by neighboring fields and gardens and on the fourth by Laugherne Brook, encompass approximately two acres of mostly level terrain that gently rises away from the brook towards the stables and a spacious hardstanding area, which includes a 21-foot storage facility. A secure steel gateway opens onto the main gravel driveway, providing full vehicular access to the paddocks, stables, and hardstanding area. While perfectly suited for equestrian use, this land offers versatility; it could be transformed into a vibrant wildflower meadow, enhancing the property's biodiversity, or seamlessly integrated as an extension of the formal garden lawns for added aesthetic appeal.





## The equestrian facilities

Two generously sized and well-proportioned stables, along with a sizable hay and bedding store, perfect for equine enthusiasts or those considering a smallholding lifestyle. Nearby, tranquil countryside lanes offer an ideal setting for hacking.

All outside buildings have electricity supply installed under IEE regs, except for the 21ft steel shipping container which provides secure storage.

## Location

The charming village of Wichenford is located between the A449 and A44 which provide access to Kidderminster, Worcester and the M5 motorway.. Families will appreciate the numerous sought-after schools located within close proximity of the property. The well-known and popular Chantry School in nearby Martley, along with the prestigious King's Worcester, the Royal Grammar School and Worcester Sixth Form College, offer superb options for both primary and secondary education.

Martley offers additional convenience with its local amenities, including a primary school, a garage, a pub and a restaurant, making it a well-rounded village for families. Wichenford is located between the A449 and A44 which provide access to Kidderminster, Worcester and the M5 motorway. The rural location is further enhanced by easy access to the mainline railway network via Worcester Foregate Street and Worcester Shrub Hill stations, as well as the road providing bus services to Chantry High School, Martley, Clifton and Worcester.

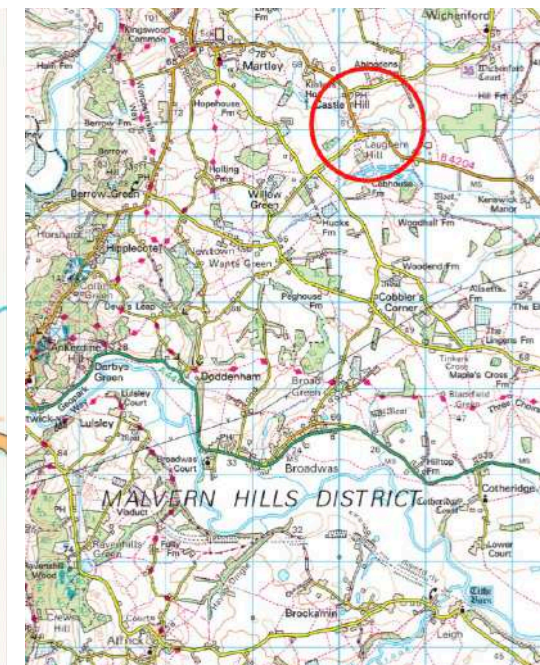
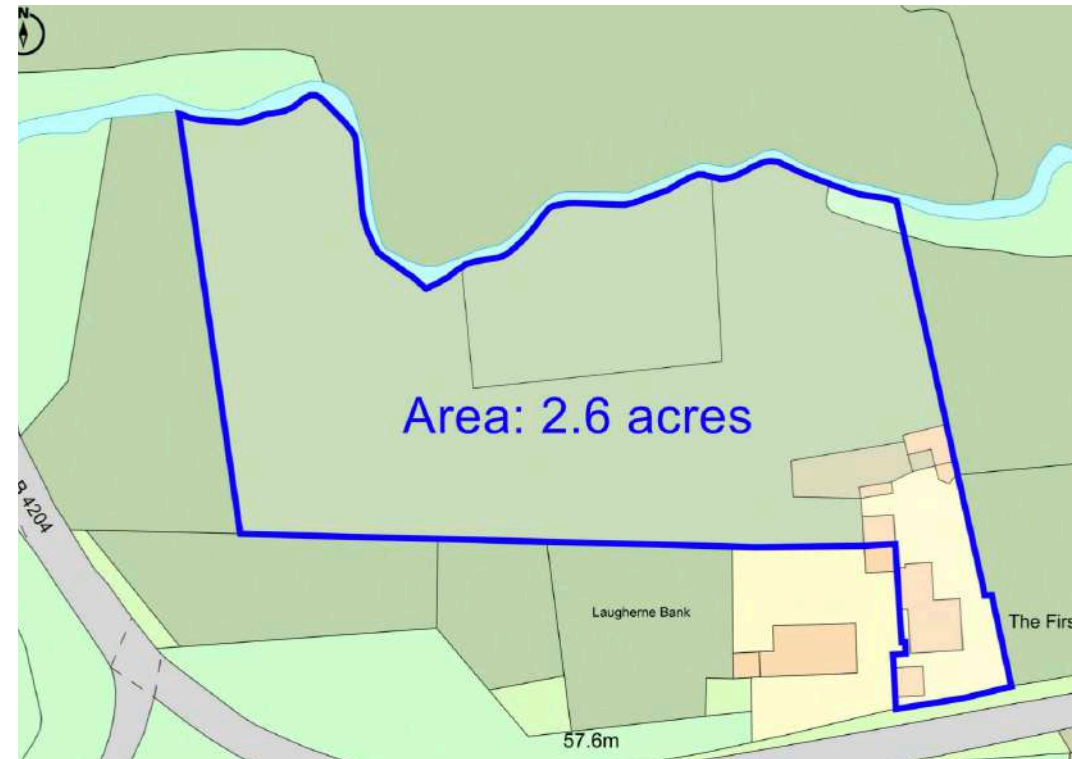
With its proximity to Worcester and the tranquillity of the surrounding countryside, Wichenford has become a highly desirable area for those seeking a peaceful village lifestyle without compromising on modern conveniences.

## Services

The whole of the main house benefits from a heat recovery ventilation system, saving on energy costs.

## Council Tax

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



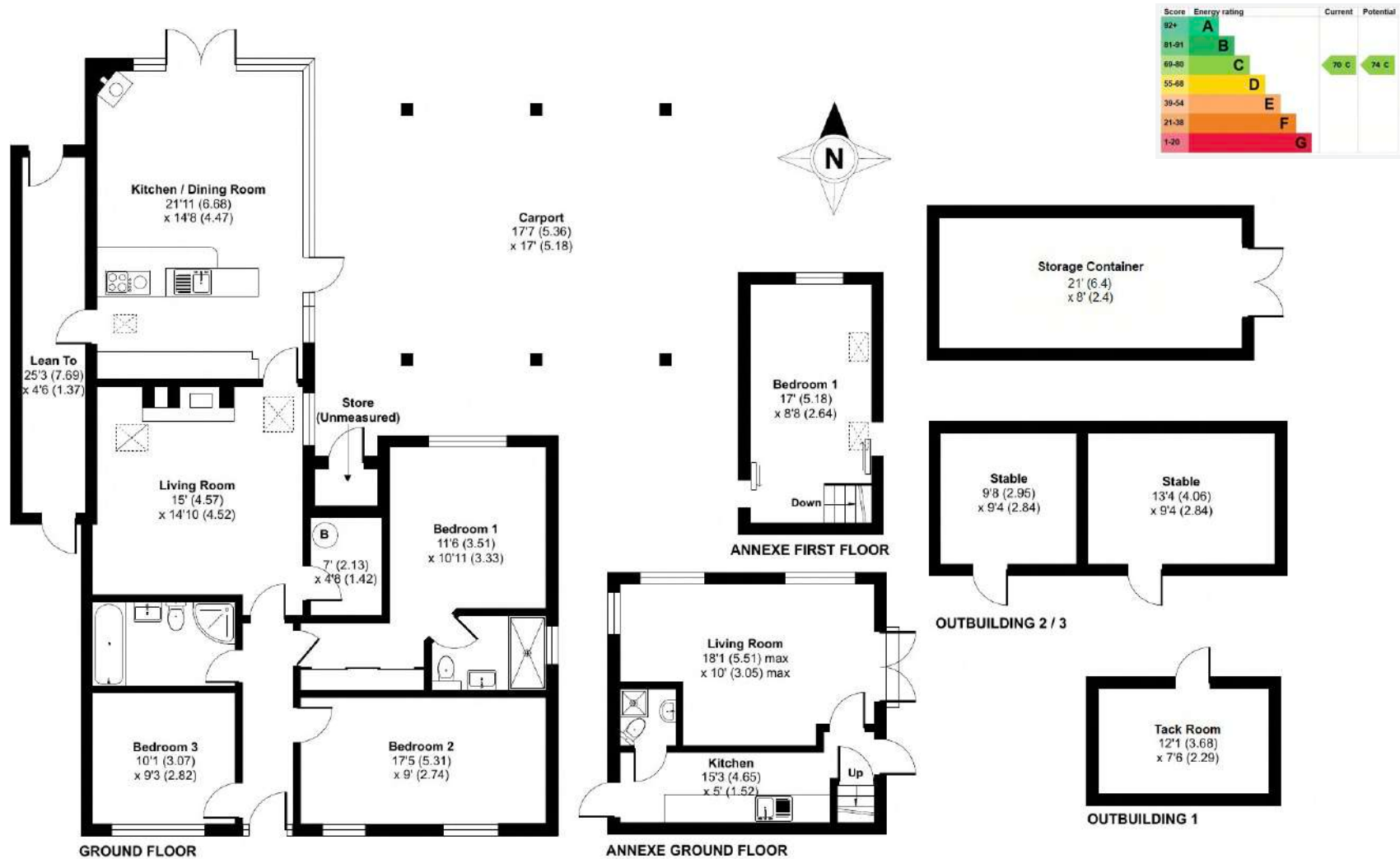
# Winchenford, Worcester WR6

Approximate Gross Internal Area = 1,229 sq ft / 114.1 sq m (exclude lean to & store)

Annexe = 456 sq ft / 42.3 sq m

Outbuilding = 305 sq ft / 28.3 sq m

Total = 1,990 sq ft / 184.7 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.

