



Carraig
Earls Common Road | Stock Green | B96 6SY

FINE & COUNTRY

CARRAIG

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This luxuriously presented bungalow enjoys an idyllic Worcestershire countryside setting and has spacious accommodation with four double bedrooms, three en-suites, and an outstanding open plan kitchen, family living space, all presented to the highest standards of design, décor and finish throughout.

This exceptional property is via a double gated entrance, across a very spacious gravelled private driveway, with a separate double garage, double skinned and fully insulated for potential annex conversion and exceptional grounds of half an acre to the side and rear of the property. Sitting on the edge of acres of natural woodland, in a most beautiful peaceful location, this stunning family home briefly comprises of: spacious entrance and reception hall, fabulous open plan luxury kitchen, dining area and through to a delightful family room, bi-folding oak doors lead through to a superbly generous living room, fabulous master bedroom suite with a dressing room and luxury en-suite, beautiful guest bedroom suite with dressing room and en-suite, two further double bedrooms, one with an en-suite and both currently used as home offices. There is also an excellent walk in pantry, a separate laundry room and an airing cupboard. The property occupies an extremely wide plot with ample parking for many cars and a separate orchard area and summer house to the side. Behind a further set of tall gates is the side courtyard and a large south facing rear garden overlooking natural woodland and having a further separate fenced area to the back of the garden with storage sheds.





Seller Insight

“This exceptionally stylish four-bedroom bungalow, which has been the subject of a major project of remodelling and refurbishment, occupies an enviable location in the beautiful Worcestershire countryside. “When we began our search for a new home just over six years ago we were definitely looking for a project,” says the owner. “We wanted a house that we could really put our stamp on, and Carraig definitely ticked that box. It was originally built around eighty or ninety years ago and when we bought it it was a rather uninspiring and very dated bungalow. I’d say it probably hadn’t been touched in around twenty years so it was crying out to be renovated. The work we’ve done, which took around fourteen months, has not only doubled it in size, but also transformed it into a really beautiful family home and one that’s ideal for modern living.”

“I’m a designer by trade and my wife and I have travelled the world, living in countries including Australia, Germany and Sweden, and along the way we’ve picked up ideas that we’ve incorporated into the overall design of Carraig. We definitely wanted light and space to be a theme that flows throughout the house, so the focal point is a huge kitchen/diner that leads seamlessly into a really beautiful sunroom. It’s a great space for the family and ideal for entertaining, but as a bit of a contrast we’ve also created a large but more cosy-feeling living room that’s a lovely place to settle down in on a cold winter’s evening. There are also four good-size bedrooms, two of which my wife and I use as studies, and the other two form the master suite and the guest suite – both of which are very luxurious.”

“Another lovely feature of the property is the garden, which wraps around the house and is essentially divided into different zones,” continues the owner. “To the front is a pretty lawned area and ample parking, we have fruit trees to the side of the house, and then the back garden, which is very spacious, has a huge lawn, a very nice seating area and an array of really attractive mature shrubs and more fruit trees dotted here and there. It’s a beautiful space and what we particularly love is the fact that it’s so very peaceful and private.”

“If we had to pick a favourite room, it would be the open plan kitchen/diner that flows straight into our beautiful sunroom as my favourite part of the house. It’s a very sociable space and the sunroom enables us to enjoy a lovely view of the garden, rain or shine.”

“The house is in a great location, our immediate surroundings are very rural, but we can hop in the car and enjoy easy access to an array of well-served towns and both Birmingham and Worcester city centres.”

“We have gorgeous open farmland all around and to the back of the house is ninety-nine acres of woodland, so not only is our outlook wonderfully leafy and green, but we have stunning woodland walks quite literally on our doorstep.”

“We love the house, but it’s too big for just my wife and I so we’re planning to do it all over again, but on a much smaller scale,” says the owner. “We’ll be sad to leave Carraig and this beautiful setting, and I hope its new owners will love living here just as much as we have.”*

*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.



























STOCK GREEN

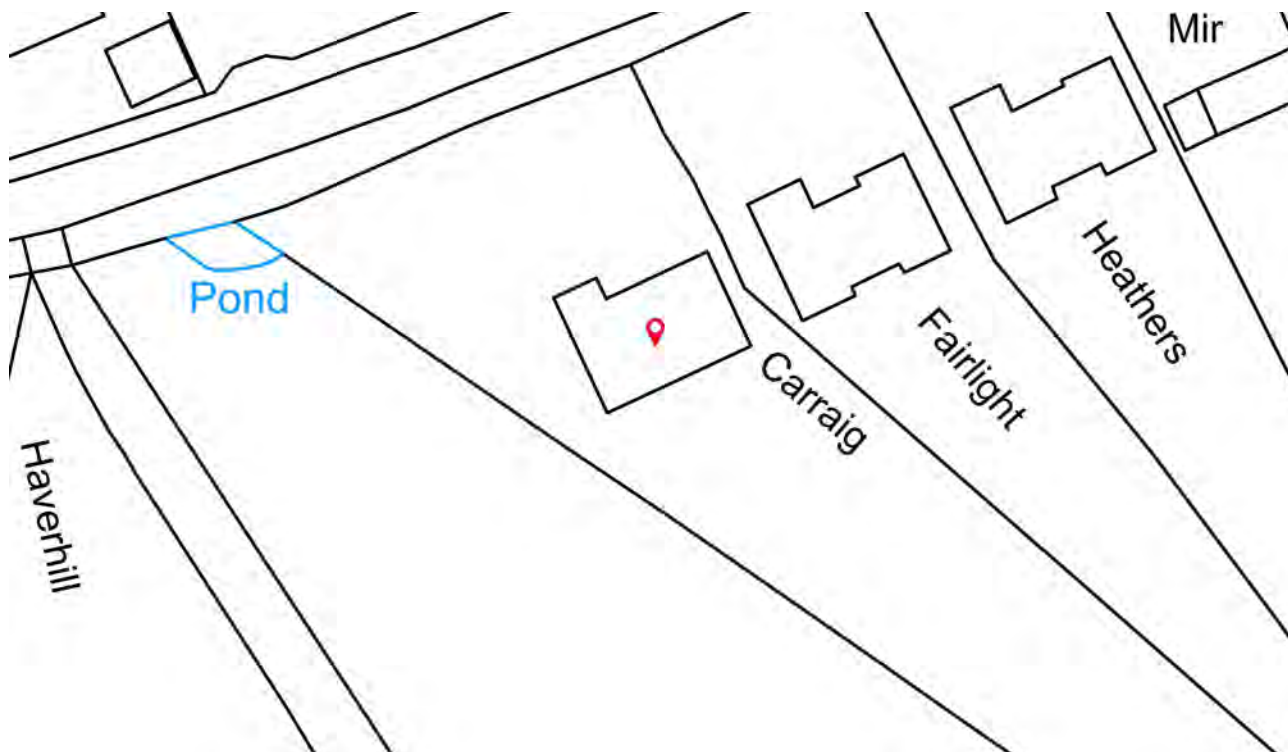
Stock Green is a pretty village set in the heart of Worcestershire countryside and yet very close to other villages and towns. Inkberrow is one of the largest villages in Worcestershire with two village pubs, sports club, a thriving local store and an excellent local first school. Alcester is 6 miles away with a wide range of coffee shops, restaurants, post office, leisure centre, doctor's surgeries, supermarkets and a wide range of schools. Other towns around include Worcester 12 miles, Redditch 8 miles, Pershore 10 miles and Evesham 8 miles with public transport links to all towns.

There is a wide selection of direct trains to London and Birmingham from Evesham and Warwick Parkway. Birmingham airport is 30 minutes drive and the Cotswolds are close by. There is a wide selection of motorways close by.

The County Town and Cathedral City of Worcester, lying on the banks of The River Sever, is characterised by one of England's great Cathedrals, its Racecourse, County Cricket Ground, Premiership Rugby Club, Racecourse and University. The M5 motorway accessed via J7 of The M5, at South Worcester, provides for ready access to Birmingham (30 miles) and the surrounding industrial and commercial areas as well as the M42, Birmingham International Airport (38 miles) and the M40 for onward travel to London (133 miles). The M5 South also provides for commuting to Cheltenham (25 miles), Gloucester (28 miles) and Bristol (62 miles). The newly opened Worcestershire Parkway Railway station, situated to the east of Worcester and only 5 miles from the centre of the city, is intended to increase the capacity to London as well as reduced journey times. This will have a significant impact on Worcestershire's accessibility to the Capital and other regional centres.

The enchanting town of Stratford-upon-Avon is a popular tourist destination owing to its status as birthplace of the playwright and poet William Shakespeare with visitors from all over the world. The Royal Shakespeare Company resides in Stratford's Royal Shakespeare Theatre, one of Britain's most important cultural venues. The town itself has many buildings that have survived over the years and would have been familiar to Shakespeare. It also offers a thriving community offering a wide variety of leisure, dining and shopping experiences.





The property has the following services connected:

Mains electricity and water

Oil fired central heating system

Broadband connection provided by BT ultra-fast fibre with an average download speed in excess of 150 Mbps.

Council Tax Band E

Council: Wychavon District Council



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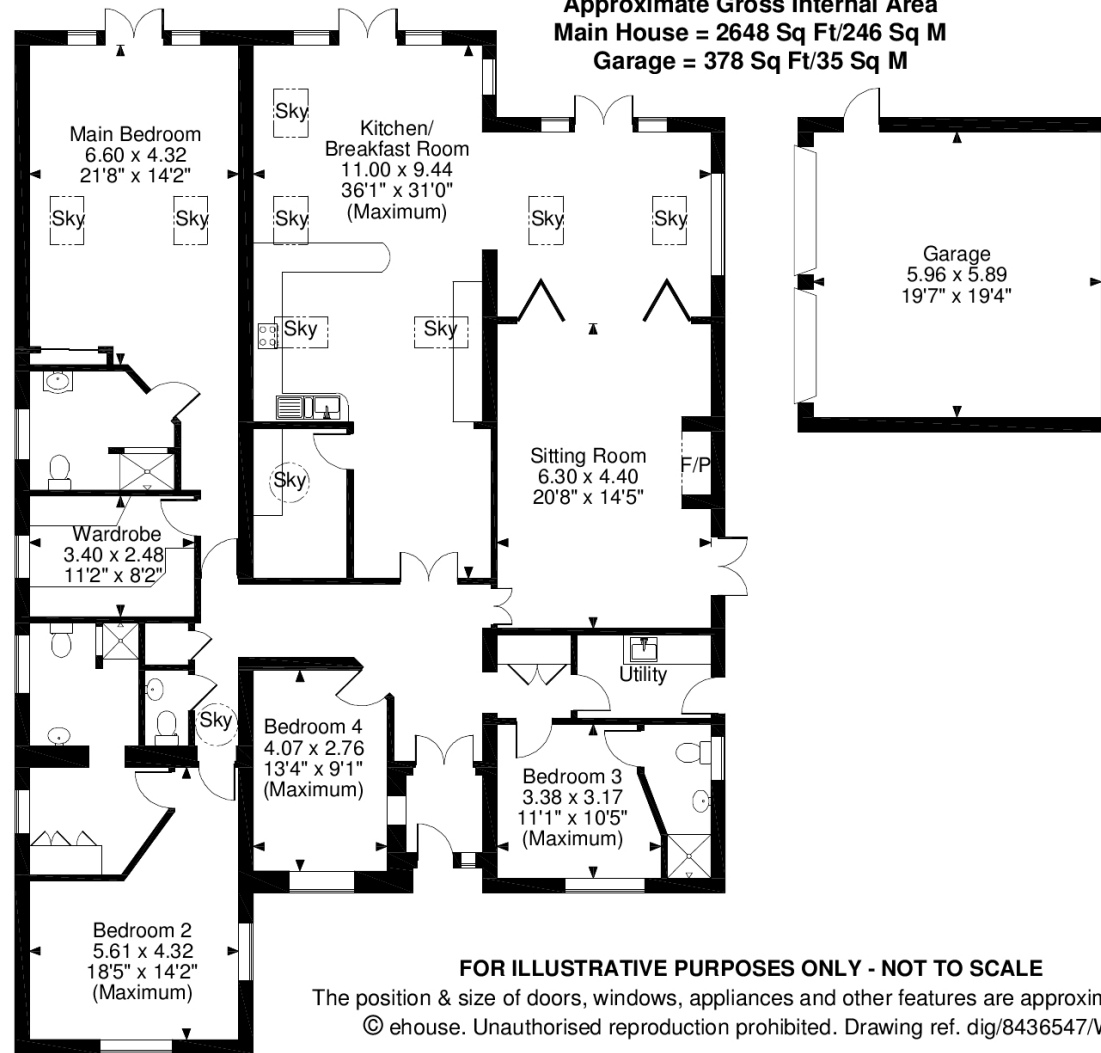
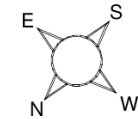
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Carraig, Earls Common Road, Stock Green, Redditch

Approximate Gross Internal Area

Main House = 2648 Sq Ft/246 Sq M

Garage = 378 Sq Ft/35 Sq M



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	73 C
39-54	E		
21-38	F		
1-20	G		





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With over 17 years combined service within the Fine & Country family, we took the unique step 5 years ago to form a joint partnership combining each of our individual skills to greater effect offer our clients an unrivalled level of service. We enjoy the challenge of exceeding our client's expectations and take great pleasure in helping people move home as smoothly and stress free as possible.

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“We purchased our new house and sold our old house through Fine and Country with both aspects being handled by Martin and Rachel. I cannot thank them enough for the way they handled the process, always acting professionally and courteously. We were kept fully informed every step of the way on our sale, even at weekends when needed. The open house sale process worked really well for us and we ended up with a number of serious offers over the asking price with the sale going through first time with our chosen purchaser. We were presented with a fantastic album at the end of the sale process”... “Well worth the fee paid”

“A big thank you to both Martin and Rachel”

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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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