



Cul-de-Boeuf  
High Street | Inkberrow | Worcestershire | WR7 4DY

FINE & COUNTRY

# CUL-DE-BOEUF

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Located in a very sought after village within walking distance of Inkberrow First School, the local shops, two public houses and the doctors surgery. The property has a village position with lots of potential. A detached dorma house with four bedrooms, four reception rooms and ample parking. Flexible accommodation suitable for multigenerational occupation and home working. Ready access to M42, M40 and M5 motorways at Redditch, Warwick and Worcester respectively.



Ground Floor

- Entrance Hall with stairs to first floor
- Dining Room
- Sitting Room
- Conservatory
- Kitchen/Breakfast Room
- Utility Room
- Downstairs WC
- Study
- Second Sitting Area or Office with Kitchen and second stairs to first floor
- Shower Room









# Seller Insight

“Set in a quiet location close to the centre of the popular village of Inkberrow, this property enjoys the best of both worlds,” say the current owners of Cul-De-Boeuf, “offering peace and tranquillity alongside easy access to amenities, good local schools, and community life. The location offers easy access to Worcester, Redditch and the historic Stratford, with the M5 motorway just 10 minutes away.”

“Not only convenient, the address offers natural beauty too,” continue the owners. “There are countless scenic walks right on our doorstep, with miles of open countryside to investigate and explore. Surrounded by such rural idyll, the house is not overlooked by any neighbours, so is a very private place to live.”

The gardens contribute greatly to the sense of well-being proffered by the property. “The established mature garden is planted with plenty of seasonal borders,” say the owners, “blooming into a riot of colour in the summertime. In the warmer months of the year, we spend as much time outdoors as we can.”

“The property is perfect for everyday life and entertaining alike,” the owners say, “with separate bathrooms to most bedrooms providing ample facilities for overnight guests. With a number of reception rooms, there is plenty of space to host all of our family and friends for special occasions or at Christmas time.”

Inkberrow village itself is one of the largest in Worcestershire, set in an ideal rural location between Worcester (12 miles), Redditch (8 miles) and Alcester (6 miles), with public transport links to all towns. The landscape is ideal not only for walking, but for cycling, rambling, or horse-riding too. In addition to the aforementioned schools, Inkberrow is well-equipped with a local shop, post office, pubs, doctor’s surgery and village church.

“This is a wonderful part of the country for walks, with miles of beautiful scenery to explore right from our front door.”

“We have plenty of space for friends and family to stay overnight, so visitors can enjoy the richness of the surrounding Worcestershire countryside with us for a few days.”

“We love the outdoor space most, with its stunning area of colourful blooms in summertime.”

“We will miss the location of the house, offering the best of countryside and convenience alike.”\*

\*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

- Main Bedroom with en-suite shower room
- Bedroom Two with en-suite shower room
- Bedroom Three
- Family Bathroom
- Bedroom Four









## Outside

Garden with large garden shed which has shelving and a work surface. Ample parking to the front.







## INKBERROW

Recognised as the village on which the fictitious "Ambridge" is based in the long running BBC Radio 4 soap opera "The Archers", Inkberrow is the personification of a working English village proud of its history and vibrant with activity.

Lying within the Wychavon District of the County of Worcestershire, within Central England, the Ancient Settlement of Inkberrow was first recorded in the 8th Century as "Intanbeorgan".

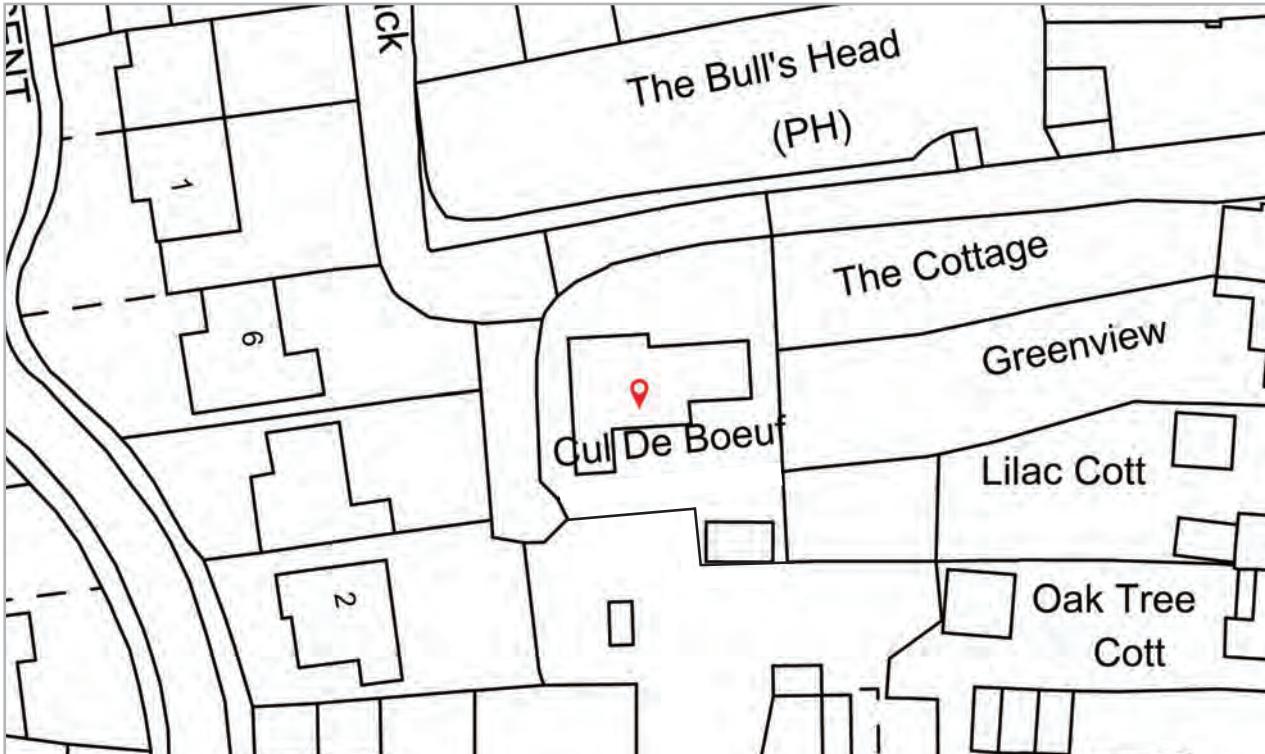
The location of the village within central England, equidistant to Worcester and Stratford-upon-Avon, makes it uniquely placed for access to numerous commercial and historic towns and cities throughout the region. Junctions 6 & 7 of the M5 motorway are 11 miles West providing for onward travel to the South West Peninsula and Wales. Junction 2 of the M42 motorway at Alvechurch, some 12 miles North, provides a gateway to the wider Greater Birmingham motorway network including the M6, M6 Toll and M1 motorways, enabling comfortable traveling to the North, East and South East. Travelling to the capital by car is easiest via the M40 motorway junction at Warwick, 19 miles distant.

The Old Bull public house, nestling adjacent to the village green, is where William Shakespeare is reputed to have stopped on his journey to Worcester to collect his marriage certificate. Not to be confused with The Bull's Head public house that also lies at the centre of village life and is now a destination "Gastro" eatery.

In addition to the Post Office and "The Forge" shop, Inkberrow has the "Grey Gables" doctor's surgery (Taking its name from the Archers Hotel), and Inkberrow First School. There is also a well-supported Football Club, Bowling Club and Tennis Club.

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. There are a range of local primary schools, in addition to the First School, within a number of the surrounding settlements with more senior schooling at Astwood Bank, Alcester, Pershore and Evesham. Fee paying schools of national repute are to be found at Bromsgrove, Worcester, Malvern, Solihull, and Warwick.





Services

Mains water, electricity and drainage. Oil fired central heating.

Tenure

Freehold

Local Authority

Wychavon District Council

Council Tax Band F

Viewing Arrangements

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

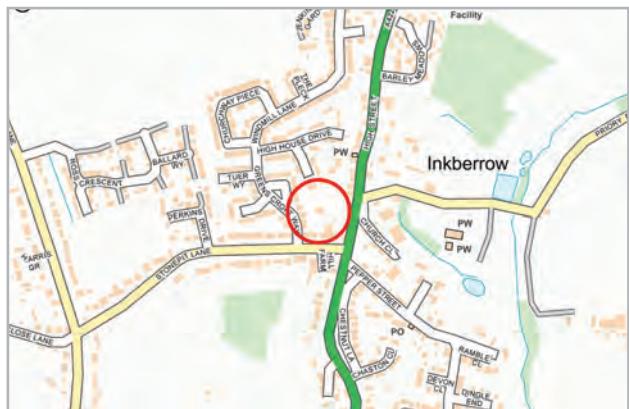
Website

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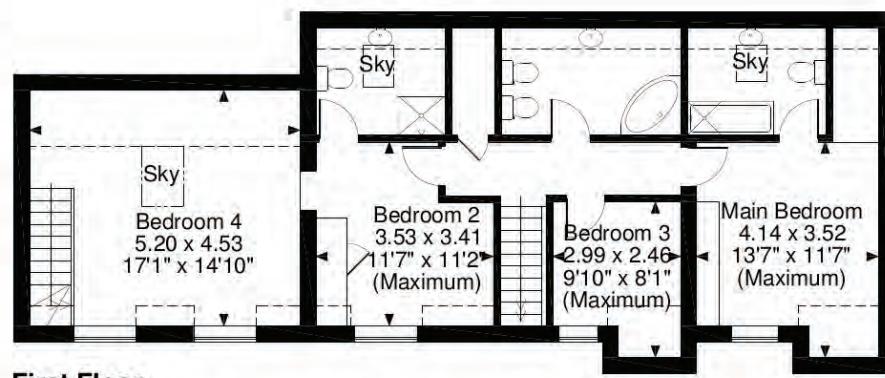
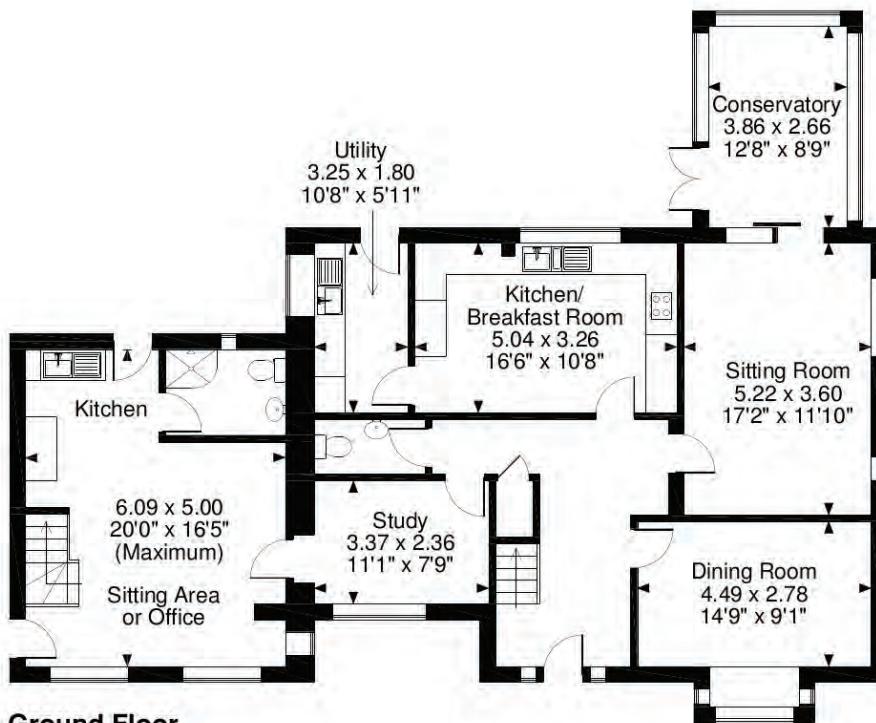
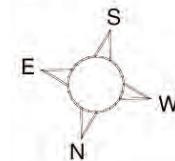


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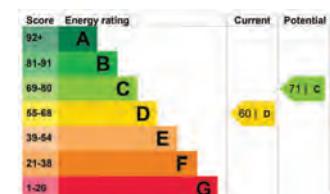
**Cul-de-Boeuf, High Street, Inkberrow, Worcester**  
**Approximate Gross Internal Area**  
**2131 Sq Ft/198 Sq M**



**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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## 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.

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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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