



Stock House
Earls Common Road | Stock Green | Worcestershire | B96 6SY

FINE & COUNTRY

STOCK HOUSE

A beautifully maintained five bedroom, five reception room detached family home, situated in an idyllic position in a small hamlet equidistant from Worcester City and the historic town of Stratford Upon Avon, with a total plot of 1 acre with a formal garden and enclosed paddock, with a magnificent array of outbuildings and views to the rear of rolling countryside.



Stock House has been greatly improved and extended over recent years, to create a wonderful family home, in a peaceful position in a small hamlet. The 1-acre plot has multiple significant outbuildings, including a steel barn, a timber cabin housing a hot tub, a summerhouse currently being used as an art studio, a covered outdoor eating and entertaining area, 2 potting sheds, a greenhouse and dog kennels, with outstanding views across open countryside.

The land is perfectly proportioned with a formal garden area and a segregated paddock, with a side area providing additional space for vehicles and machinery access to the steel barn and paddock.

The house is almost 3,500 sq.ft and has 5 bedrooms, a family bathroom and a wet room to the first floor, with 4 of the 5 bedrooms having French doors leading onto a first floor terrace offering extended views of the countryside.

The versatile ground floor has a dining room, sitting room, breakfast / dining kitchen, office, a games / family room, boot room, cloakroom and the integral garage has a fully fitted and functional second kitchen.

The kitchen and games / family room have multiple sets of doors which open out onto the decked patio area of the formal garden, giving a feeling of bringing the 'outside in' during those spring and summer months.

The current owners have designed the ground floor to lend itself to a series of either closed off private rooms, or it can be opened up with sets of sliding doors to create a free-flowing space ideal for entertaining.

The property is beautifully situated entering through a gated entrance onto the front resurfaced 'Resin' driveway providing ample parking that leads to the garage and the secure side access leads to the rear land and outbuildings. The rear provides beautiful views over rolling countryside.

Please contact Dave Dickson (Partner) to arrange a viewing.





Accommodation Summary

Ground Floor:

Enter the property through a double-glazed composite entrance door leading into an inviting hallway with Karndean flooring, two cloakroom cupboards providing storage, a further cloakroom which has a toilet and wash basin, stairs with chrome and wooden banisters / rails rising to the first floor, door to the integral garage and entrances serving both the dining room and office.

The office has sliding windows which open to the games / family room. The dining room has sliding glazed doors to the games / family room, double opening doors into the lounge and a door into the kitchen and this is where the ground floor really starts to open up for entertaining. The living room has two windows to the front which help make the room feel light and airy and two radiators and electric wall mounted fire which help give a feeling of comfort and warmth on those colder days. The bespoke Magnet breakfast / dining kitchen is an ideal open plan space to suit any family. The Karndean flooring offers a touch of class to this space. The units are white high gloss with striking red Quartz work surfaces over and a range of integrated appliances including: fridge freezer, 2 electric ovens, induction hob with artistic extractor hood over, microwave, Quooker hot tap, coffee machine, washing machine and dishwasher. There is a door to the front which opens out into a covered cycle yard, sliding glazed doors sweeping into the games / family room and bi-folding doors lead onto the decked patio area.

The Games / Family Room again has elegant Karndean flooring and is a great space for entertaining, playing pool, or even locking yourself away with a good book whilst looking out onto the well stocked garden and gazing into the distance of the rolling countryside through the three sets of bi-folding doors, which bring the outside in and give access onto the decked patio area of the rear garden. There are also doors into the dining room and boot room.

The boot room is used by the current owners as a dog bedroom and has many versatile potential uses for any new owner. There is a door into the integral garage and a double glazed door leading onto the side yard.

The integral garage has an electric operated door, houses 2 boilers one of which is a floorstanding Grant, newly fitted and comes with a 7-year warranty (from Dec/ Jan 2020). There is a fully functional fitted kitchen with 2 electric ovens, electric hob and plumbing for a washing machine.

Seller Insight

Occupying a glorious countryside setting just eleven miles from Worcester city centre is Stock House, a large and immaculately presented five-bedroom family home that has been beautifully remodelled by the current owners. "When we began our property search just over fourteen years ago, we knew we wanted a large house with a large garden, preferably in a rural location, however we didn't want to be too remote," says Jenny. "It was quite the wish list, but at Stock House we found all of those things. It sits in this beautiful countryside location almost equidistant between Stratford-upon-Avon and Worcester, and there's an array of well-served towns and villages even closer so it's a very convenient spot. The house itself is lovely and spacious, and we have around an acre of land that backs onto nothing but rolling farmland so the views are just magnificent. It's a place where we've been able to enjoy the best of both worlds."

"The house was pretty large when we bought it, but during our time here we've added a huge extension and so we now have almost three and a half thousand square feet of accommodation. That extension not only enlarges the kitchen, creating a gorgeous open-plan kitchen, dining and living space, leading through bi-fold doors onto the decking area but it also gave us a really stunning garden room, which has three sets of bi-folding doors that not only open straight out onto the decking, but also beautifully frame the views. The house is now a really fantastic family home and superb for entertaining – we've added sliding pocket doors between the kitchen, the garden room and the dining room, which can be pushed back to create a fabulous free-flowing space for a party with the pets tucked away safe & sound in the cosy boot room."

"The open-plan kitchen is probably my favourite part of the house. It's a place for cooking, eating and relaxing, and when the doors are pushed back between it and the garden room it becomes a fantastic space for entertaining. I also love the fact that when all of the bi-folding doors are open, the garden becomes this huge extension of our living space."

"The house has been redesigned to be low maintenance and take full advantage of the gorgeous rural outlook and we also wanted to create a nice feeling of connection between inside and out, so as well as the bi-folds downstairs, we've also added a large balcony that four of the five bedrooms open on to. It's a lovely place to have breakfast on a warm summer's morning."

"The house is now too big for just my husband and I, but it's going to be such a wrench to leave," says Jenny. "It's a place that has afforded us a really fantastic quality of life and fulfilled our country pursuits lifestyle so in terms of what I'll miss the most, I'd have to say absolutely everything."*

*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 galleried landing has a Richard Burbage design chrome and light wood staircase, a door leading out on to front balcony which is also a Richard Burbage design featuring a glass and wood effect balustrade. On the landing there is also an airing cupboard with a hot water tank and shelving and doors off to all bedrooms, wet room and family bathroom.

A door from the landing leads to the dressing room of the master suite which has a door to a walk-in wardrobe, ample dressing space and storage space and a door through to the master bedroom. The master bedroom has been laid out in a suite fashion with an area for bed and bedroom furniture and also a seating area in the Bay window which looks out onto the rolling countryside and has double glazed French doors leading out onto the 1st floor terrace. The first floor terrace provides an ideal space for sitting and relaxing with an early morning coffee whilst reading a book or catching up with the Morning News and looking out into the distance across English countryside.

Bedroom 2 has a double built in wardrobe and again has double glazed French doors leading out onto the first floor terrace. Bedroom 3 has a built in wardrobe and again leads out onto the first floor terrace through double glazed French doors. Bedroom 4 is yet another double bedroom and has double glazed French doors leading out onto the first floor terrace. Bedroom 5 is currently being used as a library by the current owners but has versatility in use for any new owners, a library, a 5th bedroom, an additional study or a hobby room are just some of the potential uses.

There is a wet room with non-slip wet room flooring , a mains shower, a wash basin with cupboards beneath, a toilet, tiled walls and a window to the front.

There is a delightful refurbished family bathroom with a large double walk-in shower cubical with mains shower over, built in vanity units with double sink units and cupboards beneath, the artistic styled bath is as inviting as it looks as it is designed for those who long for a nice relaxing soak in a deep bubble bath. The toilet is a Geberit Aquaclean Tuma and has WhirlSpray shower technology with five pressure settings that can be programmed, warm air dryer, toilet seat heating, handy remote control and many other features. The floor is waterproof Karndean flooring and the central heating pipes have been specifically laid in a snake fashion to allow the pipes to act as additional heating coming through the flooring.









Outside Front & Parking:

The grounds are entered through wooden gates leading onto the resurfaced Resin laid driveway providing ample parking, with a curved brick wall to the front and lawn areas either side of the driveway, with mature trees and shrubs. Double gates to the side of the property give vehicle and machinery access leading to the rear land, paddock and steel barn. There is also a gate to a covered cycle yard.

Rear Garden:

The rear garden has been purposefully planned by the current owners over many years to create a picturesque setting, but equally low maintenance was a driving force in their design. The current layout provides a good garden space with a well planned lawn, mature trees, flowers, shrubs and hedging. There is a decked patio area which gives ease of access to both the kitchen and games/family room. A well designed ornate paved patio area leads to a covered timber outdoor eating/entertaining area with power and lighting. Which has great potential to be adapted further to an outdoor style kitchen for any budding hobby chefs. A hot tub is housed in a timber cabin, a summerhouse which is currently being used as an art studio has many other possibilities including a music room, a study, a therapy room, or somewhere to just sit quietly and relax whilst enjoying the garden. For any green fingered new owners there are also two potting sheds and a well established greenhouse.

The side of the property which provides both vehicle and machinery access leads to the outdoor dog kennels with both a fully covered area and also outdoor runs for the dogs. A farmyard style gate gives access to the steel barn which currently has multiple uses for the owners and has many potential uses for any new owner. There is fully operational CCTV and security lighting which will be left with the property. There is a gate through to the fully enclosed paddock which is currently used as an open free range roaming area for the chickens and chicken coop. This is an ideal area for any new owners who may have, or may want to buy animals or livestock.





“The low maintenance garden has to be one of my favourite features of the property,” continues Jenny. “It extends to around an acre and incorporates a formal area and a paddock, which backs onto the open countryside. In the more formal area we’ve had a series of outbuildings constructed, which include a timber cabin that houses a hot tub, I have an art studio out there in the summerhouse and we’ve also built a covered seating/BBQ area which is superb for outdoor entertaining. I love spending time outside, particularly during the summer months; when I’m out there and the sun is shining I almost feel as if I’m on holiday.”

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In my opinion this is a location that would be really hard to beat. We're surrounded by rolling countryside so it's both peaceful and picturesque, however we can be in Droitwich in fifteen minutes or either Worcester or Stratford-upon-Avon in around twenty-five, so everything we need is within easy reach.”







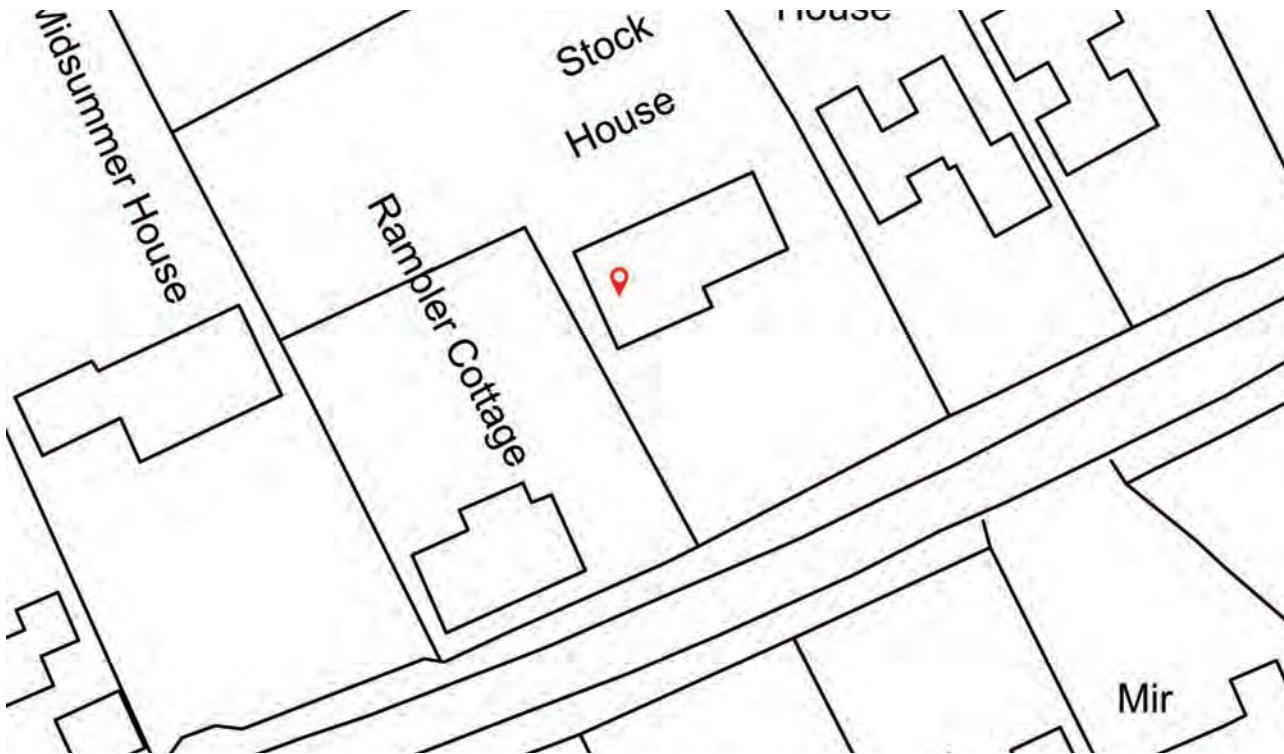
Stock green is equidistant between Worcester City centre and the historic town of Stratford upon Avon. It is surrounded by other small villages and Hamlets. There is a small Chapel in Stock Green and there is also a local village hall shared with Bradley Green. The property is in a rural location, but certainly not remote, as there are village shops and farm shops within a short drive away and a local garage approximately 5 minutes away. A doctors surgery is in the next village. Inkberrow is one of the largest villages in Worcestershire, with two village pubs, a sports club, a thriving local store and an excellent local first school. Alcester is 6 miles away with a range of coffee shops, restaurants, post office, leisure centre, doctors surgeries, supermarkets and a wide range of schools. Other towns around include Worcester which is 12 miles away, 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 approximately 30 minutes drive and the Cotswolds are close by. There is a wide selection of motorways nearby.

The County town and Cathedral City of Worcester, lying on the banks of the River Severn, is characterised by one of England's great cathedrals, its racecourse, county cricket ground, Premiership Rugby club and University. The M5 motorway access 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 onward travel to London (133 miles). The M5 South also provides 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 access ability to the capital and other regional centres.

The enchanting historical 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.





Services:

Mains electricity & water are connected with private drainage, oiled fuelled boilers and broadband is currently connected.

Local Authority & Tax Band:
Wychavon - Band G

Viewing Arrangements

Strictly via the vendors sole agent Dave Dickson – 0121 746 6400

Opening Hours
Monday to Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 4.30 pm





Stock House, Earls Common Road, Stock Green, Redditch

Approximate Gross Internal Area

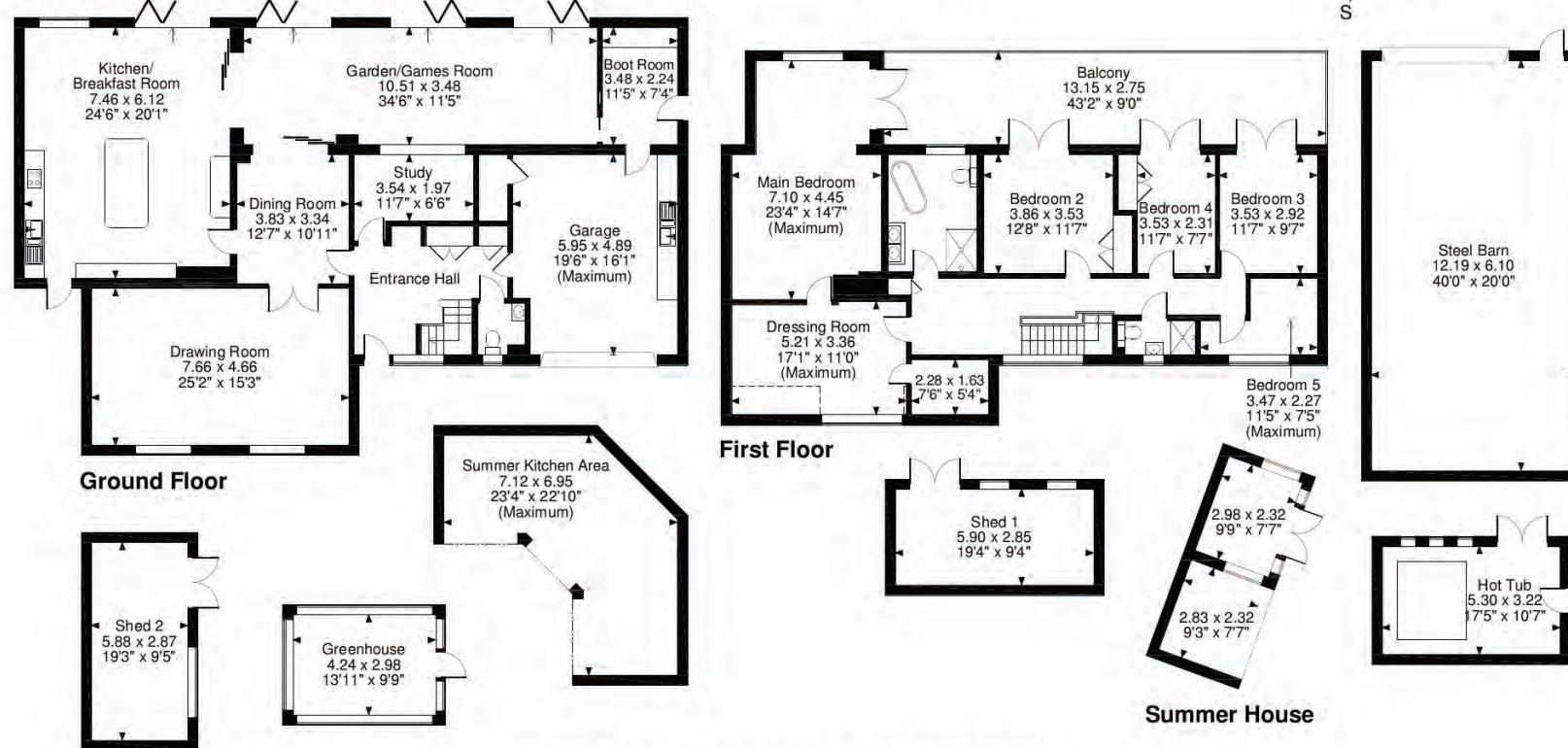
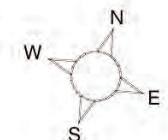
Main House = 3165 Sq Ft/294 Sq M

Garage = 326 Sq Ft/30 Sq M

Outbuildings = 1163 Sq Ft/108 Sq M

Steel Barn = 800 Sq Ft/74 Sq M

Balcony external area = 389 Sq Ft/36 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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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 19.01.2021



FINE & COUNTRY



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I started in estate agency in 1994 as a trainee negotiator and worked my way up the corporate ladder and have held positions such as Area Manager, Regional Manager, Operations Director and Sales Director. I have sold thousands of properties in the Midlands and Central England. My main passion is luxury properties and rural living. I live in a small village outside of Redditch and specialise in the marketing and sale of luxury homes in North Worcestershire / South Birmingham borders. I am passionate about my customers and work closely with them to ensure they maximise the sale price of their home by showcasing their property in a unique manner and exposing their property to active buyers all over the UK and internationally. Professionalism and customer service are at the forefront of everything I do.

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