



The Stews, Droitwich, Worcestershire

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# A magnificent modern house offering a fusion of traditional oak frame construction with a contemporary interior with excellent insulation and twenty-first-century technology **in a highly private location** in a quiet, traditional rural setting

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## Summary of accommodation

**Main House:** Dining hall | Drawing room | Study | Cloakroom  
Kitchen/breakfast/family room | Utility room | Shower room  
First-floor sitting area | With large balcony | Principal bedroom with walk-in dressing room | En suite bathroom and large balcony  
Bedroom 2 lobby with wardrobes, with en suite bathroom  
Bedroom 3 with en suite shower room  
About 3,316 square feet | Detached boiler room | EPC C

**Outbuilding:** Timber framed building with garaging for three cars  
Cloakroom | Two stores/ mower garage | Internal staircase to a fine two bedroom apartment of about 798 square feet, with 31-foot-long kitchen/ living room | Two double bedrooms | Shower room | EPC D

**Garage/Workshop:** Further detached garage/workshop building with space for up to 4 vehicles | In all about 5,902 square feet

**Gardens and Grounds:** Offering seclusion and privacy at the end of a long drive | Gardens, stream and ponds | Wooded grounds  
Large paddock

**In all approximately 6.76 acres**

## Distances

Droitwich Spa 4.5 miles, Bromsgrove 7.5 miles, Worcester 9 miles, M5 (J6) 6 miles, Stratford-upon-Avon 24 miles, Birmingham 26 miles, Cheltenham 30 miles (All distances and times are approximate)



Knight Frank Stratford-upon-Avon  
Bridgeway  
Stratford-upon-Avon  
CV37 6YX  
[knightfrank.co.uk](https://www.knightfrank.co.uk)

James Way  
01789 297735  
[james.way@knightfrank.com](mailto:james.way@knightfrank.com)



## Situation

The Stews is set well back from the public road at the end of a long private drive, with medieval monastic carp ponds in the garden, denoted as 'stew ponds' in the Domesday Book Census of 1086. This ancient site is now the setting for a very fine modern home, which fits seamlessly into its setting. The spa town of Droitwich offers a wide variety of shopping and business services, including a Waitrose supermarket and a train station with regular direct connections to Birmingham and onward connections to London. Worcester has all that would be expected of a city, including County cricket in the setting of the cathedral and horseracing on the banks of the River Severn.

There are excellent schools within the city and county, including Bromsgrove School, Winterfold House Preparatory School, King's and The Royal Grammar Schools in Worcester as well as the Malvern Colleges.

There is excellent road access, making the M5, M40 and M42 easily accessible. Regular trains also run from Worcester to London and Birmingham and Warwick Parkway provides a fast train to London Marylebone. Birmingham International Airport is readily accessible.

There is superb walking and riding around quiet country lanes in this picturesque part of rural Worcestershire.





## The Stews

With an oak frame designed and constructed by Oakwrights in 2017 on a Cotswold stone plinth with complementary oak cladding. The property won the award for the Best oak-framed house in the 2019 Build Awards for Oakwrights. The property has a 10-year warranty running until 2027. The property is raised above the surrounding garden and is constructed with block and beam concrete floors to ground and first floor with underfloor heating throughout and heated towel rails.

Sitting room with a room-dividing gas fire, uplighting and oak floor. Study with built-in furniture, an oak floor and oak ceiling beam.

Dining hall with doors to the front and back gardens and a tiled floor. Two feature stained glass windows. Tiled Cloakroom.

Superb kitchen/breakfast/ family space with a high specification SieMatic kitchen with highly distinctive granite worktops, Gaggenau appliances and with a large island unit with an elevating concealed extractor, sinks with Quooker tap and elbow operated chef's tap, two ovens, warming drawers, dishwasher, coffee machine, top of the range Gaggenau fridge/freezer with wine cooler, ample glazing and bifold doors to two sides, integral flyscreens and blackout screens. Eco-friendly wood burner.















Utility room and back shower room, ideal for dog washing.

Decking part covered by the balcony above for outdoor relaxation, with sunken hot tub, space for barbeque and floodlighting. Further decking and wide steps to the recessed solid front door.

The staircase rises to the first floor with a custom-made chandelier, which is replicated in the principal bedroom.

The first-floor sitting room enjoys the best of the views and has a wide east-facing balcony and a galleried walkway to the principal bedroom vaulted to show the wonderful oak timbers and roof trusses, with its walk-in closet/dressing room, south-facing balcony with bifold doors. En suite luxury bathroom, colour change lights, tiled walk-in deluge shower, Antonio Lupi twin basins and bath. A lobby with wardrobes gives access to Bedroom two, which is dual aspect with a Juliet balcony and en suite bathroom with the bath in an oak frame bay and walk-in shower. Bedroom three is also dual aspect with an en suite shower room.

## House specification

- High levels of insulation, double and triple-glazed windows and doors.
- Looped recirculating hot water with 250-litre hot water cylinder.
- Seagull marine water filter for drinking water to the kitchen and utility
- Remotely accessible Lutron lighting and technology system
- Remotely accessed monitored alarm system and 14 CCTV cameras
- Integrated sound system with wireless access points inside and outdoors.
- Underground power and telephone lines.
- Yacht-grade electric blinds to windows.
- High-quality sanitary ware and showers.
- Two mechanical air exchange systems.
- Extruded aluminium guttering and 48 outside lights.
- Video distribution and SKY feed.
- Both the house and garage are built on concrete beam and piled foundations.
- Water softener

**Approximate Gross Internal Floor Area**

**House: 308 sq m / 3,316 sq ft**

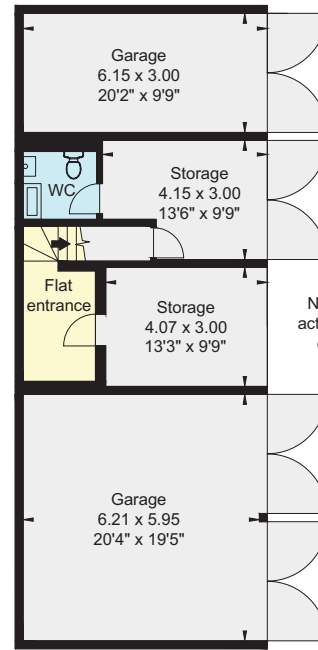
**Flat: 74 sq m / 798 sq ft)**

**Outbuildings: 166 sq m / 1,788 sq ft**

**Total: 548 sq m / 5,902 sq ft**

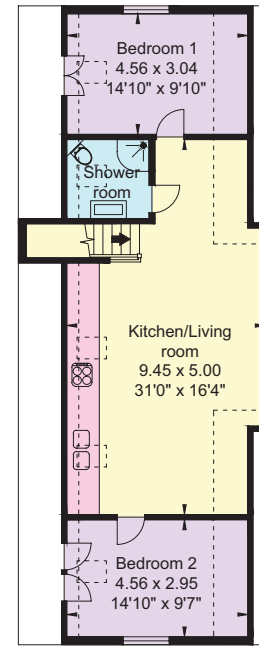
*inc. restricted head height*

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

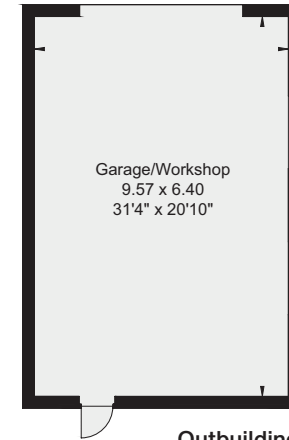


Not shown in actual location / orientation

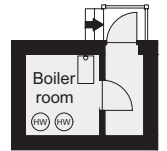
**Outbuildings  
Ground Floor**



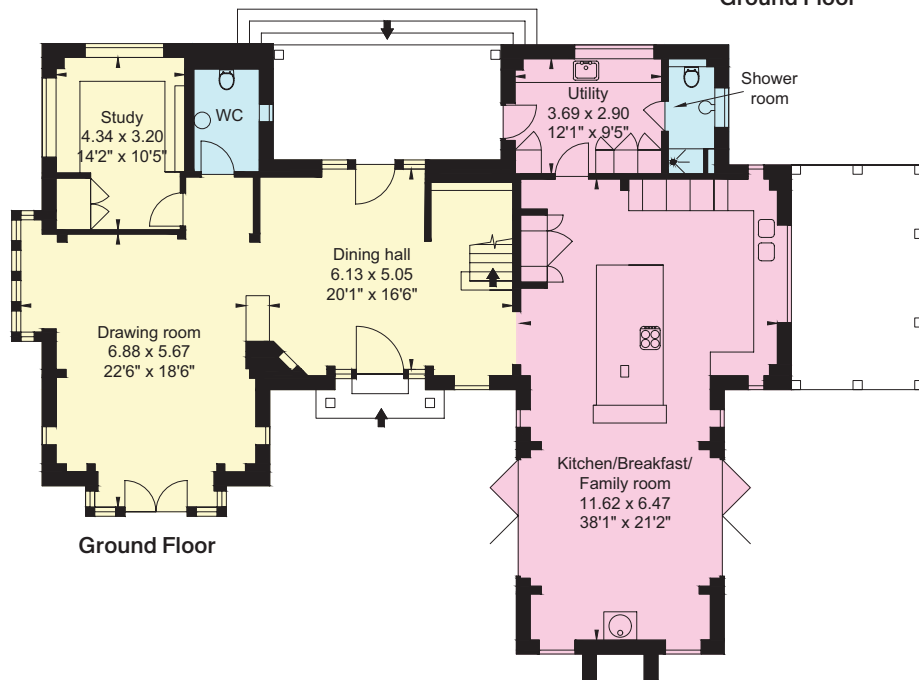
**First Floor Flat**



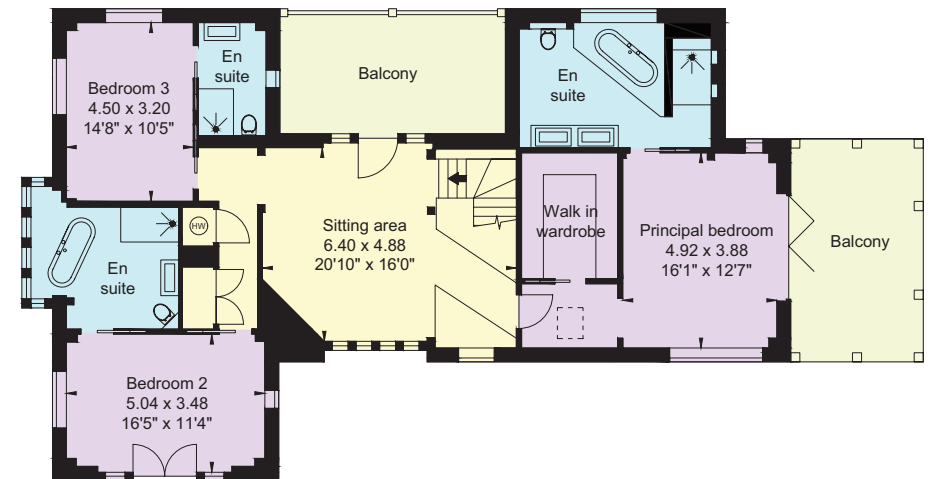
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**Outbuilding**



**Ground Floor**



**First Floor**





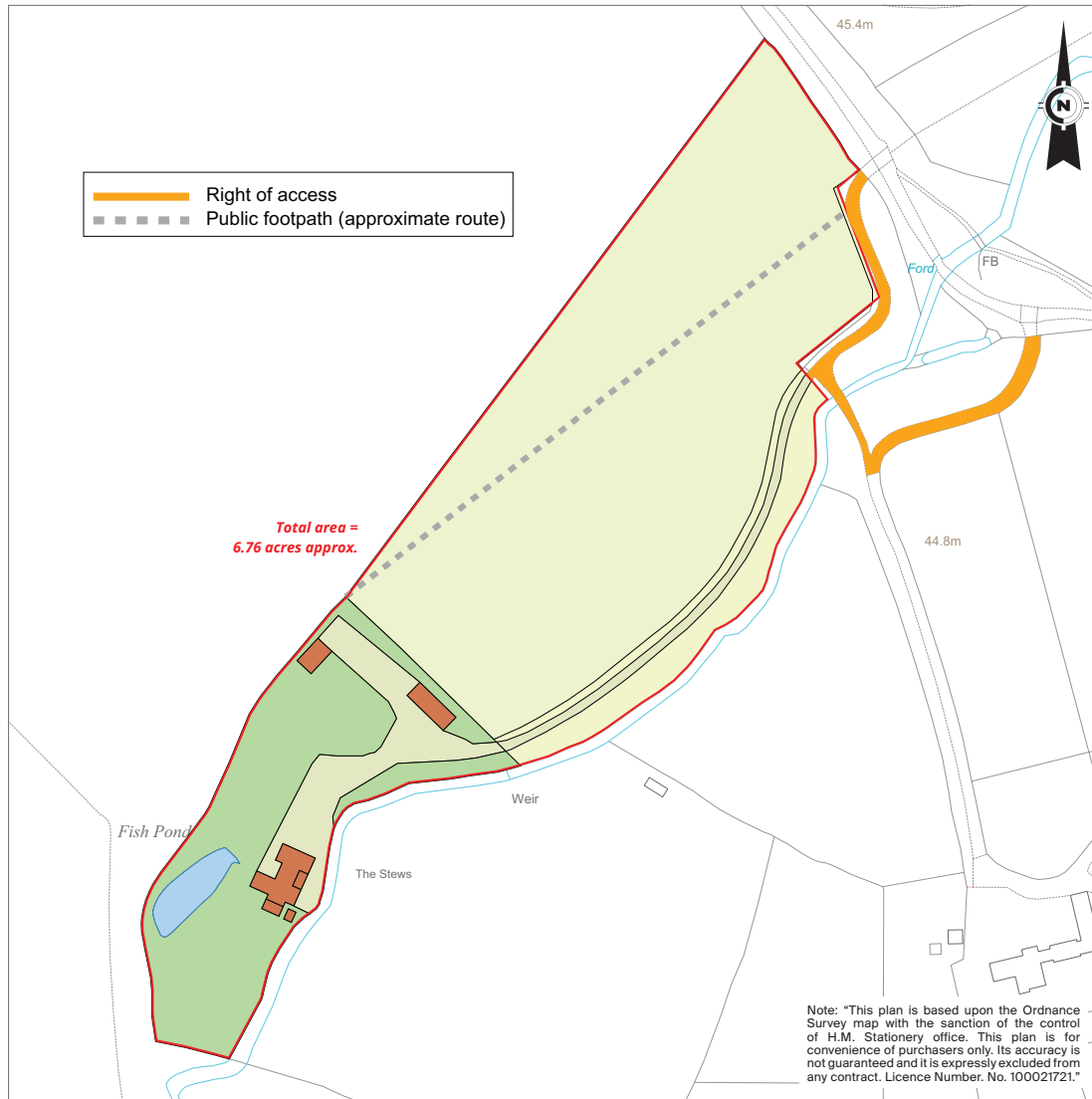
## Garage building

Additional oak framed garaging/workshop and boiler house.

The oak framed garage building, set well away from the house provides self-contained accommodation for family or staff and comprises garaging and stores to the ground floor with electric garage doors, a garden WC/boiler room and covered entrance to the high specification apartment above with underfloor heating and engineered timber floor. The accommodation provides a large open-plan kitchen/living space, with fully fitted kitchen with additional plumbing for a washing machine. There are double bedrooms at either end of the living room and a shower room.

Separate enclosed and secure workshop/garage building with space for a further 4 cars and hoist.





## Outside

There is access on either side of the Ford over the Seeley Brook by the entrance to the property, giving access from either direction if the water level in the Ford is high. A pair of remotely operated electric five-bar gates give access to the long tarmac private drive.

A separate boiler house provides a heated dog kennel and run.

A large grass paddock with post and rail fencing runs alongside the drive. A footpath crosses the far side of the field, giving access for walking over surrounding countryside.

The gardens are principally wooded and lawned with mature native trees. Expansive gravel parking areas in front of the house and garage. The ponds are stocked with fish. The Seely Brook, which runs along the southeast boundary of the property, has reinforced retaining walls near the house.

## Property information

**Tenure:** Freehold

**Local Authority:** Wychavon District Council - Tel: 01386 565000

**Council Tax:** Band G

**EPC Rating:** C

**Services:** Mains water and electric. LP Gas central heating, Broadband fibre to the property. Two private sewerage treatment plants

**Postcode:** WR9 7EG

**what3words:** ///every.castle.yummy

**Viewing:** Strictly by prior appointment with the sole selling agents, Knight Frank LLP



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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**Knight  
Frank**

This is an aerial photograph of a rural property. The central focus is a large, modern-style house with a dark roof and a prominent balcony, situated on a slight rise. To its left is a smaller, single-story building. A gravel driveway leads to these structures. The property is surrounded by diverse terrain: a large field of golden-brown crops on the left, a lush green lawn in the upper center, and a large, open field on the right. A winding road curves through the upper portion of the image. In the background, there are more fields, trees, and a larger building complex. The Knight Frank logo is overlaid in the top right corner.



Date: 02 September 2024  
Our reference: STR012453220

## The Stews, Broughton Green, Droitwich, WR9 7EG

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £2,000,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

Full details of all our properties and a wide range of services can be viewed online at [knightfrank.co.uk](https://knightfrank.co.uk). You can also receive early information on new properties coming on to the market by signing up to [My Knight Frank](#).

For additional information or to make arrangements to view the property, please get in touch.

**We'd love to help you.**

Yours faithfully



**KNIGHT FRANK LLP**

Enc:

**James Way**  
Partner  
+44 1789 206 950  
[james.way@knightfrank.com](mailto:james.way@knightfrank.com)

**Knight Frank, Stratford**  
Bridgeway House, Bridgeway, Stratford upon Avon, CV37 6YX  
+44 1789 297 735

[knightfrank.co.uk](https://knightfrank.co.uk)

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V4.2 Feb 24