



Two Ashes, Radford, Worcester, Worcestershire

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A large detached six bedroom quiet edge of village house with a lovely **well-stocked garden** of about 1 acre with views over open farmland.

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## Distances

Pershore 10 miles, Worcester 11 miles, Stratford-upon-Avon 13 miles, Cheltenham 29 miles, M5 (J6 at Tewkesbury) 10 miles, M40 (J15 at Warwick) 20 miles, Alcester 6 miles, Chipping Campden and the Cotswolds 16 miles (All distances and time are approximate)

## Location

Two Ashes is situated on the edge of the small hamlet of Radford, which has a public house. The nearby villages of Flyford Flavell and Inkberrow offer a shop, post office, primary schools and public houses, with further primary schools at Church Lench and Dunnington. Radford is linked with the village of Rous Lench, which is situated around a village green; it has a fine church and village hall that hosts various public events which are usually family friendly.



6



2



3



Double



EPC

E

**Tenure**

Freehold

**Local Authority**

Wychavon District Council

**Council Tax**

Band F



Stratford-upon-Avon is to the east, renowned for its culture and famous theatres. Worcester is to the west and provides excellent shopping, leisure and cultural facilities. It also has county cricket in the setting of Worcester Cathedral and horseracing on the banks of the River Severn, as well as at Warwick, Stratford-upon-Avon and Cheltenham.

Two Ashes is within the catchment area of the highly regarded Prince Henry High School, Evesham. Alcester Grammar School is only a few miles away. There is further excellent schooling in the general area, with high-achieving state and private schools in Worcester, Malvern, Stratford and Cheltenham.

The renowned Hillers Farm Shop and restaurant is close by.

There are golf courses in the area at Bidford on Avon, Evesham and Stratford-upon-Avon.

## The property

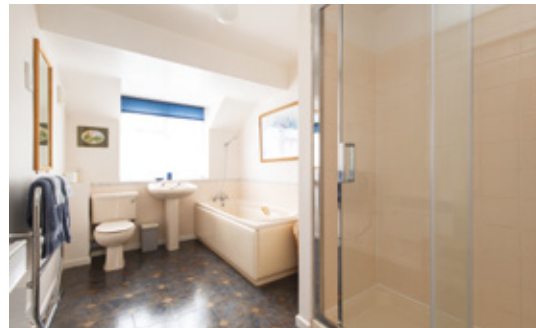
Originally built by Barley Homes in the mid-1960s, Two Ashes has been extended on both ends to provide a family house of up to six bedrooms with attached double garage and workshop.





To the west end of the house, a drawing room has been added with windows to front and rear. The dining room has a traditional dressed stone fireplace and opens to the cedarwood conservatory which enjoys lovely views over the garden with French doors to the patio.





To the east end of the house the double garage with electric up and over doors, paved seating area and workshop have been added together with the utility room accessed off the kitchen/ breakfast room, which has a Cotteswood solid maple fitted kitchen. There is an enclosed porch to the hall which has a cloakroom and coat cupboard.

To the first floor, the principal bedroom is situated above the drawing room and has an en suite bathroom. There are five further bedrooms, four with fitted wardrobes and one currently used as a study with a loft ladder to the boarded loft space and a family bathroom, with bath and separate shower.

## Gardens and grounds

Standing in gardens of about an acre, the garden is a real feature of the property, with a deep front garden, with lawn and specimen trees including cedar, acers and liquidamber, shrubs and beech hedges, drive to the garage and parking area.

The rear garden can be accessed from both sides of the house and is very well stocked and planted. There is a patio and pond, paved seating area, lawns, greenhouse, a wide selection of shrubs and herbaceous beds, a herb garden and trellis with clematis and climbing roses.





Fruit trees include apple and plum. There is a treehouse, bulbs and wildflower area, which includes orchids and rattle. Vegetable garden and soft fruit cage. Two wooden garden stores.

A footpath along the boundary of the garden is very well-screened and also provides access for walks over adjoining fields.

## Services

Mains electricity and water, private drainage, electric storage heating, telephone and broadband available.

## Directions (WR7 4LS)

To locate the property via What3words ([www.what3words.com](http://www.what3words.com))  
///panic.essay.hiring

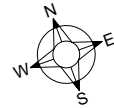
## Viewing

By prior appointment only with the agents.

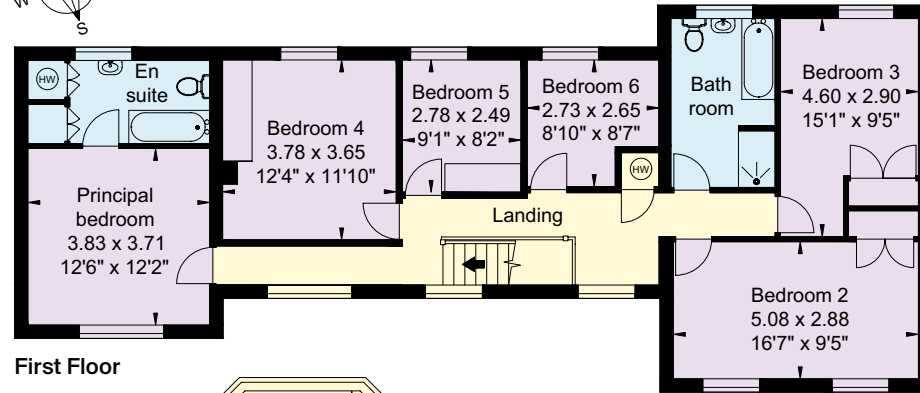


**Approximate Gross Internal Floor Area**  
**House: 197 sq m (2,121 sq ft)**  
**Garage/Workshop: 32 sq m (345 sq ft)**  
**Total: 229 sq m (2,466 sq ft)**

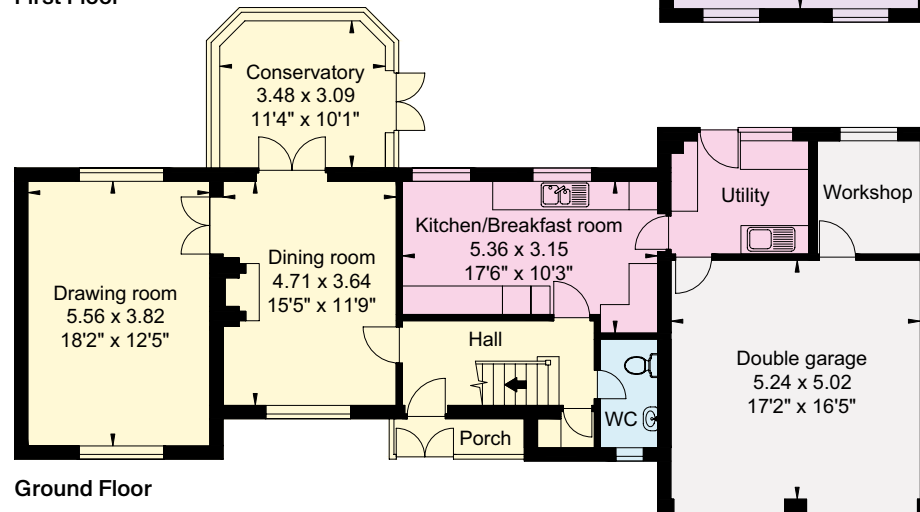
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



**First Floor**



**Ground Floor**

**Knight Frank Stratford-upon-Avon**  
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**I would be delighted to tell you more**

**James Way**  
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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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Particulars dated March 2024. Photographs and videos dated March 2024.

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Date: 14 March 2024  
Our reference: STR012464780

## Two Ashes, Alcester Road, Radford, Worcester, WR7 4LS

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £795,000.

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

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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**

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