

Peacock Farm

Astley Cross, Worcestershire





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A spacious and immaculate five bedroom family house with a large separate self-contained annexe in 3 acres.

Stourport-on-Severn 2 miles, Worcester 12 miles, Birmingham 25 miles, M5 (J6) 13 miles, M5 (J4) 15 miles

(All distances are approximate)

House

Entrance hall | Drawing room | Dining room | Study | Conservatory

Kitchen/family room | Utility | Cloakroom | Five double bedrooms | Two bathrooms

Annexe

Games room/office | Dressing room/office | Bedroom | Living room | Kitchen | Bathroom

Gravel parking for several vehicles | Triple Garage | Landscaped garden | Paddock | Stable block

In all about 2.8 acres (1.1 hectares)



Worcestershire

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Situation

Peacock Farm is located on the edge of Astley Cross village which is on the outskirts of the riverside town of Stourport-on-Severn, which grew during the Victorian era and is still very popular with tourists and holiday makers all year round for canal and river cruising.

Whilst Stourport-on-Severn caters for everyday needs, the thriving Cathedral city of Worcester offers extensive shopping and recreational facilities including Premiership rugby at Sixways, County cricket in the setting of the Cathedral and horse racing on the banks of the River Severn.

There are good state schools locally to suit all age groups including Astley Primary School and The Chantry School. Private schooling can be found in the village of Wolverley and Abberley and further afield in Bromsgrove and Worcester.

Trains run from Kidderminster and Worcester Stations direct to London, and motorway access is via Junction 4 and 6 of the M5.

Local footpaths and bridleways offer access to the wonderful North Worcestershire countryside including nearby Wyre Forest.



For sale freehold – House

Peacock Farm has period origins, but was built in the main during the 1980s and the current owners have made various improvements including new windows and re-fitted bathrooms. It offers exceptionally spacious and well-presented versatile accommodation, with features such as an oak staircase, floors, doors and skirting boards and exposed beams to certain rooms. It is set within beautiful gated landscaped gardens and open countryside wraps around the house offering complete peace and tranquillity.

Solid double oak doors open to a large entrance hall with a door to a cloakroom.

The spacious triple aspect drawing room has a remote controlled inset gas fire and bi-folding doors opening to the conservatory, that has French doors opening to a paved terrace. Further reception rooms include a study with double solid oak doors opening to a dining room that in turn has French doors opening to a paved terrace.

At the heart of the house is a superb open plan kitchen/family room with picture windows and French doors opening to the rear paved terrace. The fitted Mark Wilkinson kitchen has a Belfast sink and granite worktops. Appliances include a four oven AGA with an electric two oven companion, an integrated dishwasher and space for an American fridge freezer. Off the kitchen is a large fitted utility room with





Annexe

granite worktops and space for a separate washing machine and tumble dryer.

A wide oak turning staircase leads to the galleried landing. The spacious principal suite is very stylish with a well-appointed en suite incorporating a walk-in shower with body jets and a dressing room with a range of fitted wardrobes. Four further double bedrooms are served by a fine family bathroom fitted with a contemporary bath and separate double shower.

Annexe

The separate annexe offers an immense amount of space and a very flexible layout. On the ground floor is a large games room that could alternatively serve as a home office. From here a spiral staircase leads to a home office/dressing room that is open plan to the bedroom which has French doors opening to a balcony. This space could easily be divided.

There is also a large living/dining room with French doors opening to a balcony and is open plan to the fitted kitchen that incorporates a breakfast bar and an integrated fridge. The bathroom has a bath and a separate corner shower.

There is scope, subject to planning, to create some form of link between the house and annexe.

Gardens and grounds

Electric gates with security bollards open to a sweeping gravel drive with lighting, which leads to generous gravel parking in front of the house and a triple garage with three electric up and over doors and a tiled floor.

The gardens have been beautifully landscaped and wrap around the house allowing the all-day sunshine to be enjoyed. There are well-manicured lawns, a range of mature borders of evergreen and perennial plants providing all-year round interest and colour and various mature trees. There is a large south-facing paved terrace offering the perfect spot for al fresco dining and further strategic seating areas throughout the garden, including a summerhouse with French doors, an open fronted summerhouse and a gazebo.



Annexe



Annexe

The paddock is well fenced with post and rail fencing and a double field shelter. The stable block is only 5 years old and includes three loose boxes, a hay barn and tack room. It also has power, light, water and CCTV in each stable. Adjacent to the stable is enclosed gravel seating and a potting shed.

Services

Mains electricity, water and gas. Private drainage. Electric under floor heating to the family bathroom and conservatory. Mains gas fired AGA.

Fixtures & Fittings

All items mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authority

Malvern Hills District Council, tel 0300 456 0560

Peacock Farm Council Tax Band: G

Peacock Farm Annexe Council Tax Band: A

Directions (DY13 0RD)

From Stourport-on-Severn take Bridge Street (A451), passing over the River Severn followed by a right turn on to the B4194 signposted for Shrawley. After around $\frac{3}{4}$ mile the entrance to Peacock Farm will be found on the right and can be identified by the house name sign.

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

Approximate Gross Internal Floor Area

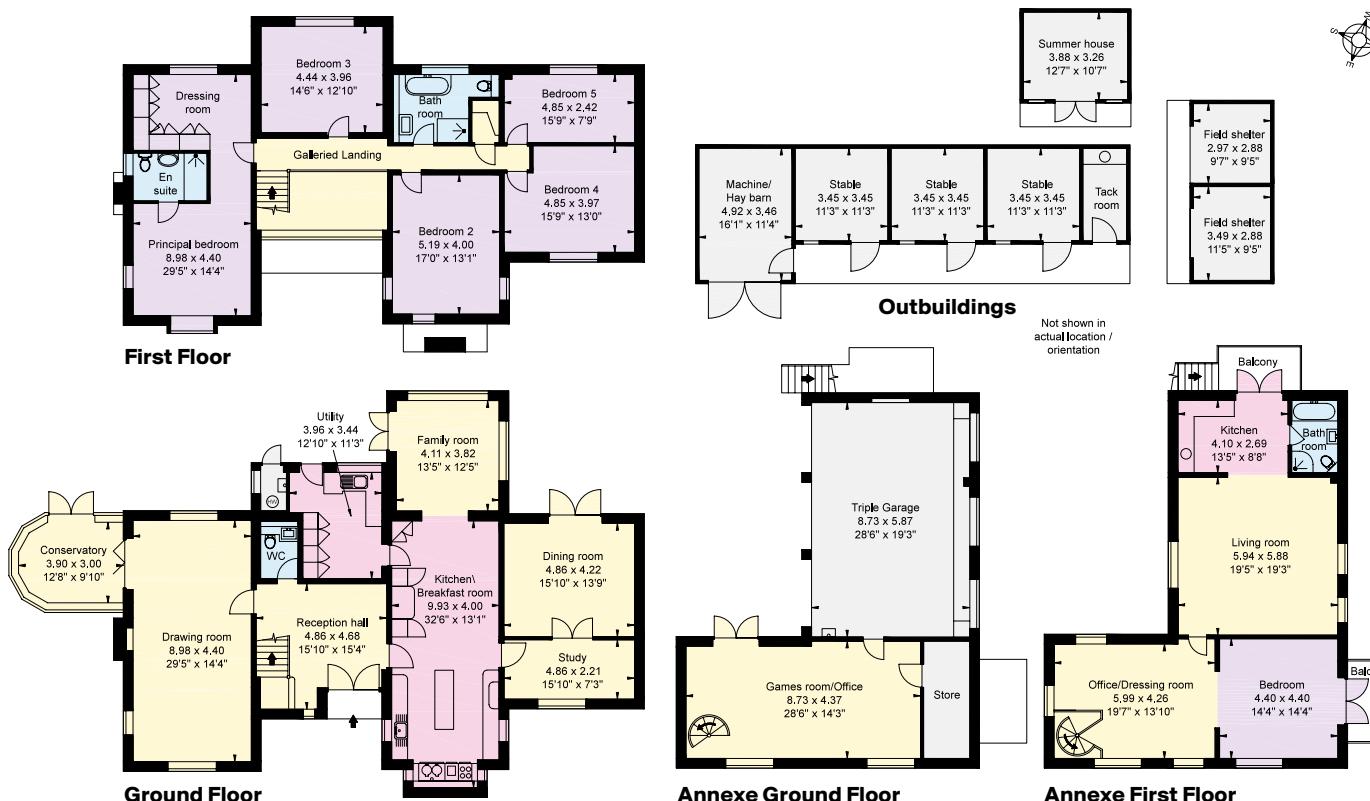
House: 332 sq m (3,576 sq ft)

Annexe: 196 sq m (2,112 sq ft)

Outbuildings: 92 sq m (992 sq ft)

Total: 620 q m (6,680 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



Connecting people & property, perfectly.

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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