



Hemmings Farm, Sytchampton, Worcestershire



A characterful and spacious Grade II listed farmhouse in a desirable and convenient location.

Omersley village centre 1.5 miles, Worcester 7 miles, Droitwich Spa 6 miles,
M5 (J16) 7 miles, M5 (J15) 7.5 miles, Birmingham 25 miles
(All distances are approximate)

Summary of accommodation

Entrance hall | Drawing room | Dining room | Sitting room | Family room
Garden room | Study | Kitchen/breakfast room | Utility room | Cloakroom
Cellar

Six bedrooms | Four bathrooms

Gravel parking | Double garage | Landscaped gardens

In all about 0.93 acres (0.37 hectares)

Situation

Hemmings Farm is situated off a quiet country lane in Sytchampton that has a primary school. It is in a rural position yet conveniently located near to the thriving village of Ombersley, which offers a delicatessen that includes a butchers and coffee shop, several public houses, fine dining at the Venture Inn restaurant, a church, doctor's surgery, dentist and tennis and cricket clubs. There are also several farm shops in the locality.

There are excellent private schools in the area including Worcester (Kings and RGS) and Malvern Colleges. Abberley Hall, Bromsgrove School and Winterfold House are also in the county.

Nearby Droitwich Spa has a Waitrose and a mainline station with trains running regularly to Birmingham, with onward connections to London.





Worcester city to the south offers a wide range of everyday amenities as well as Professional rugby at Sixways Stadium, County cricket in the setting of Worcester Cathedral and horseracing on the banks of the River Severn.

Hemmings Farm offers ease of access to the motorway network and Birmingham City to the north, which has an international airport (34 miles), several national train terminals and vast retail, restaurant and entertainment facilities.

The property

Hemmings Farm is a superb Grade II listed farmhouse that offers spacious and well-presented accommodation where original period character contrasts with the contemporary finish in the kitchen and bathrooms. It has 16th Century origins with later additions and has been sensitively updated and improved by the current owners.

Period features include exposed timbers and beams, inglenook fireplaces, some exposed sandstone and brickwork to the hall and drawing room, slate flagstone floors, quarry tiled floors and exposed walnut floorboards in the drawing room and also in the principle bedroom, which are concealed by carpet.





There are formal reception rooms to the front of the farmhouse and a quiet study overlooking the gardens. A family room with Mandarin Stone flooring leads off the kitchen/breakfast room and at the other end of the kitchen is a garden room with SieMatic built-in cupboards and display shelves, oak floorboards and wonderful picture windows.

The contemporary SieMatic fitted kitchen/breakfast room has Mandarin Stone flooring, marble worktops and integrated Neff appliances that include an electric fan assisted oven, combination microwave oven, extractor hood and dishwasher. There is space for an American fridge freezer.

Upstairs the bedroom accommodation works well and is accessed via two separate staircases. The principal bedroom has a superb en suite bathroom comprising of a free standing roll top bath and a separate shower enclosure. There are two double en suite bedrooms and three further bedrooms are served by the family bathroom.



Gardens and grounds

Hemmings Farm has gravel parking for several cars and a detached double garage.

At the front is a yew hedge providing privacy and the gardens comprise of a raised lawn with firs, sandstone walling, mature beds and creepers across the front elevation of the farmhouse, as well as two magnificent magnolias.

Immediately to the rear of the house is a paved courtyard terrace with a Jacuzzi hot tub (available by separate negotiation).

The rear gardens include an expanse of lawn and from the main terrace is a view to a further newly created paved seating area and vegetable garden with feature pergolas, five raised vegetable beds and a quaint green house. At the end of the formal rear lawn is a gate that leads to a small orchard and further vegetable garden that borders fields.

Throughout the gardens are strategically positioned well stocked borders of perennial and evergreen plants providing all-year round interest and colour and a range of mature trees.





Services

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

Tenure

Freehold

Local authority

Wychavon District Council, tel 01386 565000 Council Tax Band: G

Directions

Please locate via What3Words (www.what3words.com),
reference: ///rummage.treetop.cadet



Approximate Gross Internal Floor Area
House: 370 sq m (3,983 sq ft)
Double Garage: 32 sq m (345 sq ft)
Total: 402 sq m (4,328 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.



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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 July 2022. Photographs dated July 2022. Ref: I:1118318

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