

The Old Vicarage Church Lane Tardebigge





The Old Vicarage

Church Lane, Tardebigge, Bromsgrove

Bromsgrove 3 miles, Worcester 15 miles, Birmingham 18 miles, M5 J5 7 miles,
M5 J4 6 miles, M42 J1 4 miles (distances approximate)

A handsome Georgian Grade II listed former Vicarage

Reception hall, Drawing room, Sitting room, Dining room, Study, Kitchen/breakfast room, Cloakroom, Cellar
Five bedrooms, Two bathrooms

Parking for several vehicles, Landscaped gardens. Field, Traditional Coach House garage with loft above,
Timber stable block

In all about 3.27 acres (1.32 hectares)



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Situation

The Old Vicarage is situated off a quiet no-through country lane, at the end of which is a highly regarded primary school and St Bartholomew's Church. The church stands in a prominent picturesque position on the brow of a small hill overlooking the Worcester and Birmingham Canal with the longest flight of locks in the UK. The nearby canal and footpaths provide access to fine walks.

The market town of Bromsgrove is just 3 miles away and offers a wide variety of shopping and business services, as well as a train station with regular direct connections to Birmingham and onward connections to London.

The City of Worcester is only 15 miles away, offering a range of everyday amenities and for the sporting enthusiast, Premiership rugby at Sixways, County cricket by the Cathedral and horse racing on the banks of the River Severn.

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

This attractive part of north-east Worcestershire is rural yet extremely convenient for the M5, M42 and M40 corridors. Trains run from Bromsgrove to Birmingham with onward links to London. Warwick Parkway is only around 20 miles to the east and provides a fast train to London Marylebone.



For sale freehold

The Old Vicarage, which is Grade II listed, dates back to the mid-18th Century and was remodelled 1815 by Thomas Cundy Senior, the surveyor to the Grosvenor family's London estates from 1821, and was involved in the initial stages of the development of Belgravia and Bloomsbury.

It is a very handsome period house of superb proportions, with large sash windows that fill the living space with light and allow a view across the mature south facing gardens. It retains much of its original character and features, including window shutters to certain windows, panelled doors, decorative cornice, picture rails, high ceilings and traditional fireplaces.

Double front entrance doors open to a vestibule, with a further door opening to the large entrance hall.



Off this is a door to the cellar and a door to the cloakroom, with a wash hand basin and a further door opening to the WC.

The large drawing room has an impressive bay with three floor to ceiling windows, one of which incorporates glazed French doors opening to the terrace. There is also a fine working fireplace with a marble surround. By contrast there is a smaller cosy sitting room with a wood burning stove. Further reception rooms include a large dining room, with French doors opening to the terrace and a study.

The fitted kitchen with part granite worktops, also has French doors opening to the terrace and there is a door to a useful pantry. Appliances include an oil fired AGA, electric oven, ceramic hob, integrated fridge freezer and space for a dishwasher.

From the entrance hall, a wide turning staircase with a wreath handrail rises to a galleried landing. There are four double bedrooms and a small fifth bedroom which could serve as a dressing room or second study. The principal bedroom has an en suite with a double walk-in shower, whilst the four further bedrooms are served by a family bathroom with a separate WC.

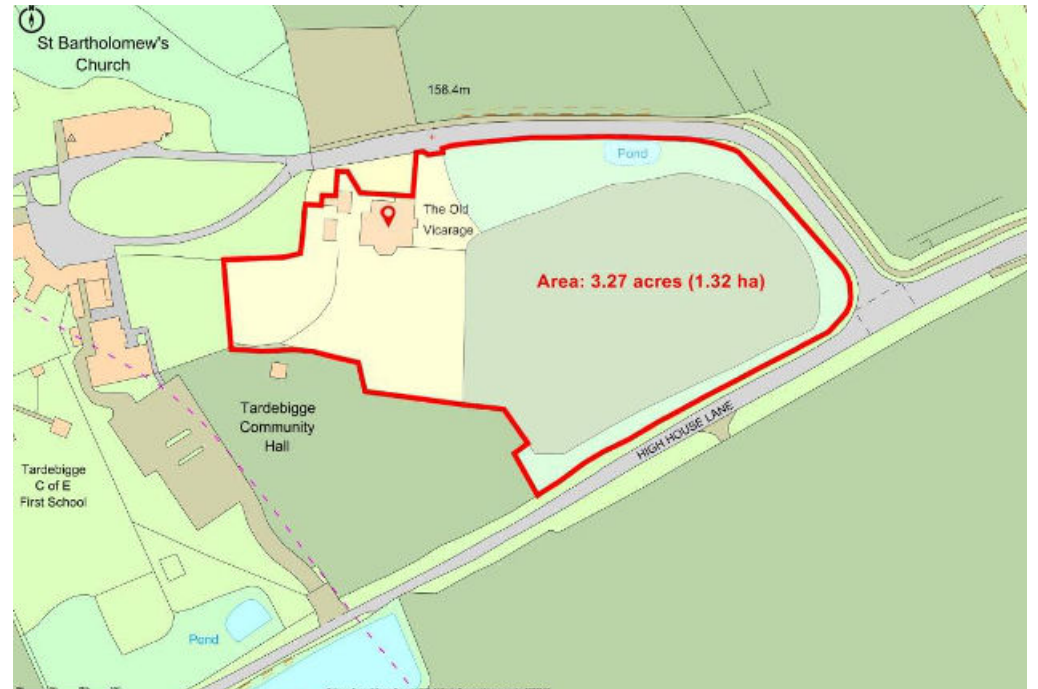
Gardens and grounds

Adjacent to the front door is gravel parking for several cars. There is a secondary entrance off Church Lane with double gates opening to a rear courtyard and detached traditional pitched roof garage, with a loft above that offers scope to be converted to a home office or ancillary accommodation, subject to obtaining the relevant planning consents. At the rear of the garage is a double timber stable block.

The large private south facing gardens, which are part walled, are mainly laid to lawn. The south facing terrace offers the perfect spot for al fresco dining whilst enjoying the all-day sunshine and a view of the fine gardens. There are various mature trees, including a majestic evergreen oak, and a fine display of spring daffodils along with various other perennial and evergreen plants providing all-year round interest and colour.

The property includes a field extending to 2.3 acres (0.9 ha) which is subject to an overage deed, dated 25th March 2020, further details are available on request. Access to the field is currently from the gravel parking area to the house, however, there is planning consent for a new vehicular access off New House Lane, ref 18/00051/AGR, dated 9th February 2018. Further details are available via the Bromsgrove District Council planning portal or on request from the agent.







Services

Mains water, electricity and gas. Private drainage. Mains gas fired central heating.

Local authority

Bromsgrove District Council: 01527 881288
Council Tax Band: G

Directions (B60 3AH)

From the M42 Junction 1 roundabout head south on the Worcester A38 road passing straight over the first roundabout and at the second, taking the second exit on to Regent Park Road. Proceed to the end of the road, passing straight across the roundabout, and at the 'No Entry' signs turn right signposted 'All Traffic'. Follow the road for 2 miles then take the right turn signposted for Tardebigge primary school and church and then immediately right again into Church Lane. Follow the lane to the end and the entrance to The Old Vicarage will be found on the left hand side just before reaching the church.

Approximate Gross Internal Floor Area
House: 405 sq m/4,361 sq ft
Coach House/Stables/Store: 87 sq m/938sq ft
Total: 492 sq m/5,299 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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