



The Old Smithy
Bradley Green
Worcestershire



The Old Smithy

Bradley Green, Worcestershire

Droitwich Spa 6 miles, Bromsgrove 7 miles, Worcester 12 miles, Stratford-upon-Avon 16 miles, Birmingham 22 miles, M5 (J5) 5 miles, M42 J1 9 miles, M40 J15 21 miles (All distances are approximate)

A period family house in south facing 2.66 acre grounds, in a rural yet highly convenient location

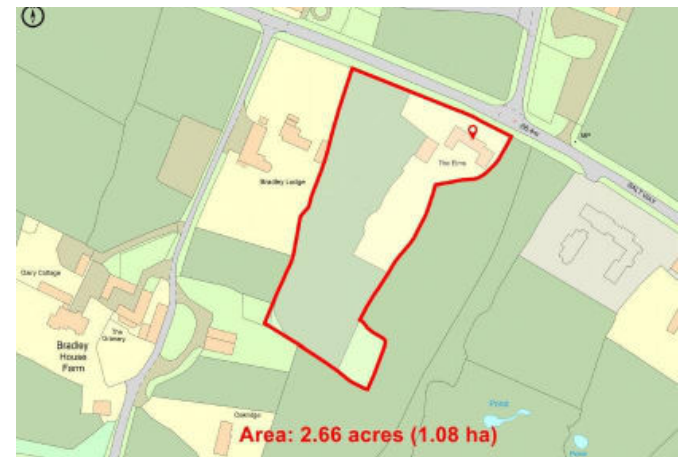
Reception hall, Drawing/dining room, Kitchen/family room, Garden room, Utility, Four bedrooms, Study landing, Three bathrooms and an en suite WC
Parking, Outbuilding comprising garaging, wood and garden stores, Two stables, Gardens, Paddock

In all 2.66 acres (1.08 hectares)



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Situation

The Old Smithy is situated on the edge of the small rural hamlet of Bradley Green near the villages of Feckenham and Inkberrow, which offer a variety of local amenities. This popular part of rural East Worcestershire has good access to Worcester, Stratford-upon-Avon and the motorway network.

Worcester has all that would be expected of a city and for the sporting enthusiast there is professional rugby at Sixways, County cricket in the setting of Worcester Cathedral and horse racing on the banks of the River Severn. Stratford-upon-Avon to the east has good shopping, a range of eateries and its famous theatres.

There are excellent schools within Worcester City and the 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.

Trains run from Droitwich Spa and Bromsgrove to Birmingham and Worcester, with onward connections to London. Warwick Parkway is 22 miles to the east and provides a fast direct train to London Marylebone. The M5, M42 and M40 are all easily accessible and provide good access to the central road network.

Local footpaths and bridleways provide excellent access to the surrounding countryside.

For sale freehold

The Old Smithy is a spacious period property with later additions, with views across the open countryside that wrap around it. The property sits in a rural position, yet it is conveniently located for road and rail access. It has south facing gardens and grounds and features include leaded windows, an oak staircase and oak panelled doors.

The property offers potential to increase the living space if required, through conversion of the attached two stables and the top floor walk-in loft, subject to obtaining the relevant planning consents.

The front door is set under a feature canopy porch that opens to the entrance hall with a door to a ground floor shower room.

The exceptionally large, triple aspect drawing/dining room has French doors opening to the terrace and at each end of the room are fireplaces, one of which is an open working fireplace and the other houses a Scandinavian wood burning stove.







There is also a single door opening to a veranda in front of the attached two stables.

The large fitted kitchen/family room has Corian worktops, a Belfast sink, a four oven oil-fired AGA set in an Inglenook fireplace and an integrated dishwasher. It has a quarry tiled floor, French doors opening to the terrace and a feature fireplace.

From the kitchen is an opening to an inner hall off which is the pantry, boot room with a rear entrance door and the large fitted utility room. The utility room also has a rear entrance door, a Belfast sink and space for various freestanding appliances including a separate washing machine and tumble dryer.

The inner hall has German oak wood flooring that continues through to the light and airy garden room, which the vendors added in 2008. It has a picture window, vaulted ceiling, two electric powered Velux windows, a prominent freestanding Scandinavian wood burning stove and two sets of French doors opening to the terrace and garden.

On the first floor is a split-level study landing, the principal dual aspect bedroom with an en suite bathroom and two further double bedrooms served by a family bathroom.

On the top floor is a double bedroom with an en suite WC and from the landing is also a door to a large walk-in attic.

Gardens and grounds

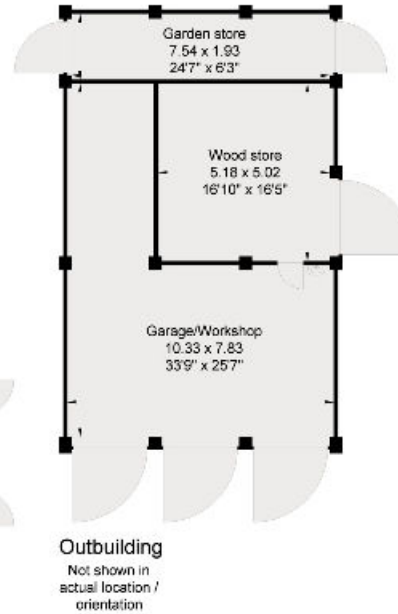
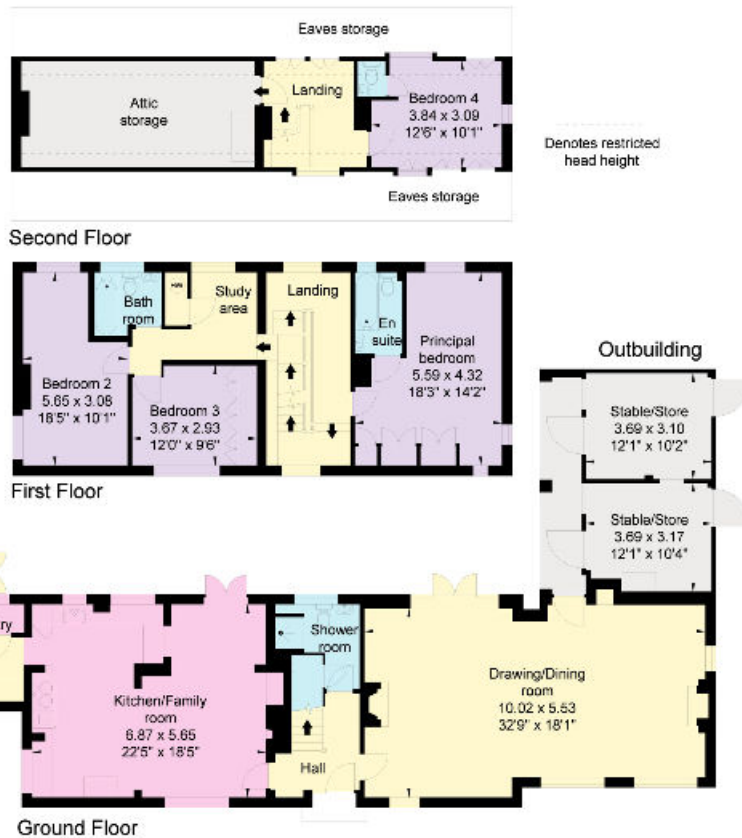
There is paved parking for several cars in front of the large outbuilding that is subdivided into a large L-shaped garage, housing a sauna (available by separate negotiation) and two stores. Further outbuildings include two attached stables that can be accessed from either end.

The private south facing gardens have been arranged into three compartments, including the immediate lawn with a paved terrace adjacent to the house and a lower paved and pebbled terrace, as well as a hot tub (available by separate negotiation). Beyond the immediate garden is a more informal lawned garden comprising a range of mature trees and six raised beds. Beyond the informal garden and set behind a tall hedge is a tennis court that is in need of upgrading.

Throughout the gardens are a range of mature trees, evergreen and perennial plants, including bluebells and daffodils, which provide all-year round interest and colour.







APPROXIMATE GROSS INTERNAL FLOOR AREA:
 House: 260 sq m (2,800 sq ft)
 Outbuilding: 122 sq m (1,314 sq ft)
 Total: 382 sq m (4,114 sq ft)

The paddock extends to approximately 1.85 acres and has access from the paved drive to The Old Smithy and also from the road. It has a water supply and is enclosed by post and wire fencing. A public footpath crosses the drive and paddock; further details are available on request.

Energy Performance Certificate

EPC rating: E

Services

Mains water and electricity. Private drainage. Central heating via an air source heat pump with oil fired back-up. Solar panels assist in providing hot water.

Local Authority

Wychavon District Council, tel 01386 565000

Council Tax Band: G

Directions

(B96 6QU - FOLLOW THE DIRECTIONS, SATNAV DOES NOT TAKE YOU DIRECTLY TO THE PROPERTY)

From Droitwich take the B4090 Salt Way road and after approximately 6 miles, The Old Smithy will be found on the right hand side, immediately before Flying Horse Lane.

What3Words (www.what3words.com): switched.sedative.radio

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I would be delighted to tell you more.

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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 May 2021. Photographs and videos dated May 2021.

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