

# Southall Farm, Doverdale, Worcestershire

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# A handsome and spacious period farmhouse in a **unique rural yet convenient setting.**

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## Summary of accommodation

**Ground Floor:** Reception hall | Drawing room | Sitting room | Dining room  
Orangery | Reception room | Kitchen/breakfast room | Inner courtyard  
Utility room | Dairy and first floor study | Shower room | Cloakroom | Cellar

**First Floor and Second Floors:** Six bedrooms | Three bathrooms

**Outside:** Parking | Single attached garage | Storage buildings | Greenhouse  
Heated outdoor swimming pool | Landscaped gardens

In all about 2.97 acres (1.2 hectares)

## Distances

Omersley village centre 3 miles, Droitwich Spa 4 miles  
Worcester 9 miles, M5 (J5) 5 miles, M5 (J6) 8 miles, Birmingham 25 miles  
(All distances and times are approximate)

## Situation

Southall Farm is located on the outskirts of the small village of Doverdale that has a public house, church and a fuel station. Nearby is the thriving village of Ombersley with a delicatessen that includes a butchers and coffee shop, several public houses, fine dining at the Venture Inn restaurant, tennis and cricket clubs, a church, doctor's surgery and dentist. There are also several farm shops in the locality.

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





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.

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

Southall Farm offers ease of access to the motorway network and Birmingham City to the north that has an international airport (31 miles), several national train terminals and vast retail, restaurant and entertainment facilities.

## The property

Southall Farm is a period country house with origins believed to date back to the 1600's. It offers spacious well-presented accommodation over three floors with views of the surrounding countryside being enjoyed from the upper floors. It is in a unique, peaceful and private position, at the end of a no-through lane with countryside wrapping around it.

The front door, with a fan light above, opens to a boot room vestibule off which is the cloakroom. An inner door opens to the entrance hall that is at the heart of the house, there is a door leading down to the cellar.



The reception rooms flow from one to the next creating a superb entertaining space.

The light and airy drawing room has a traditional built-in corner cupboard and a fine working fireplace with an inset marble surround and hearth. A glazed door opens to the superb, recently constructed, Rebate orangery. It allows a superb view of the landscaped garden to be enjoyed and has the benefit of two sets of French doors opening to the gardens and terrace. There are Italian marble floor tiles with underfloor heating, electrically operated shutters and a stunning ceiling lantern with remote controlled opening windows.

A further glazed door opens to the dining room, which can also be accessed from the entrance hall, and has a feature fireplace with a marble inset and hearth.

The sitting room has a fine Inglenook fireplace with a rear feature window and a seat. It houses a wood burning stove and off the sitting room is a useful pantry. The sitting room is open plan to the fitted kitchen/breakfast room that has Amtico flooring, granite worktops and set in an Inglenook fireplace is a four oven AGA with an electric companion. There is space for a fridge freezer and integrated appliances include two Gaggenau electric fan ovens and a Miele dishwasher.



At the rear of the house is an attached covered inner courtyard with exposed stone and brick walls, off which is a utility room with a vaulted ceiling and a traditional feature bread oven and a door to a shower room that serves the heated outdoor swimming pool. There is also a door to a traditional dairy that has a staircase leading up to a study above and a door to a shower room that serves the heated outdoor swimming pool.

At the opposite end of the covered inner courtyard is a door to a superb entertainment room with a vaulted ceiling, exposed beams, exposed stone walls and a small feature Minstrel gallery.



A turning staircase leads to the first floor of the house, off which are three double bedrooms with feature fireplaces and built-in wardrobes served by a family bathroom. One of the three bedrooms on the first floor is the principal bedroom, which has the benefit of a large en suite/dressing room that includes fitted wardrobes either side of a single shower enclosure, clawfoot bath and a double vanity unit with a marble top.

On the top floor are three further double bedrooms with built-in wardrobes and a family bathroom that has a built-in linen cupboard. On this floor bedroom 4 has a feature fireplace and is particularly large, offering scope to be subdivided into two rooms.

## Gardens and grounds

A large proportion of the lane leading to the property forms part of Southall Farm, which can be found at the very end of this shared lane, and in all extends to about 2.97 acres. Five-bar gates open to courtyard parking in front of a single attached garage. There are extensive south-facing lawned grounds of about 1.94 acres with scope to fence off part to create a pony paddock.

Some years back, part of the gardens were professionally landscaped by Marigold Webb who was a past owner of Webbs of Wychbold garden centre, which is highly regarded in the area.



Throughout the grounds are a range of mature trees, including a majestic walnut tree, and strategically positioned well-stocked borders of perennial and evergreen plants creating all year-round interest and colour. There are also useful garden and wood stores and a greenhouse.

At the side of the house is a walled garden with a heated outdoor swimming pool that has built-in steps, and a paved terracing surrounding. On the opposite side of the lane is a paddock and copse of about 0.24 acres that houses the sewage treatment plant. A public footpath route crosses the property and further details are available from the agent.





## Services

Mains electricity. LPG fired AGA and central heating. Private well water. Private sewage treatment plant. Heated swimming pool via an air source heat pump.

## Directions (WR9 0QB)

Please note that sat nav will not take you directly to the property

Please locate via What3Words ([www.what3words.com](http://www.what3words.com)), reference: ///bonfires.guideline.shock

Turn on to Southall Farm Cottages Lane, signposted for St Mary's Church Doverdale, and proceed for just under 1 mile to the very end of the no-through lane and Southall Farm will be found on the right.

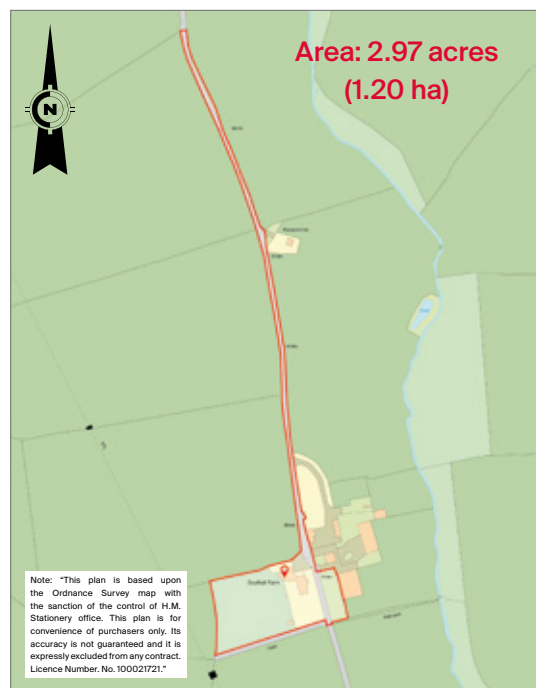
## Property information

Tenure: Freehold

Local Authority: Wychavon District Council: 01386 565000

Council Tax: Band G

EPC Rating: F



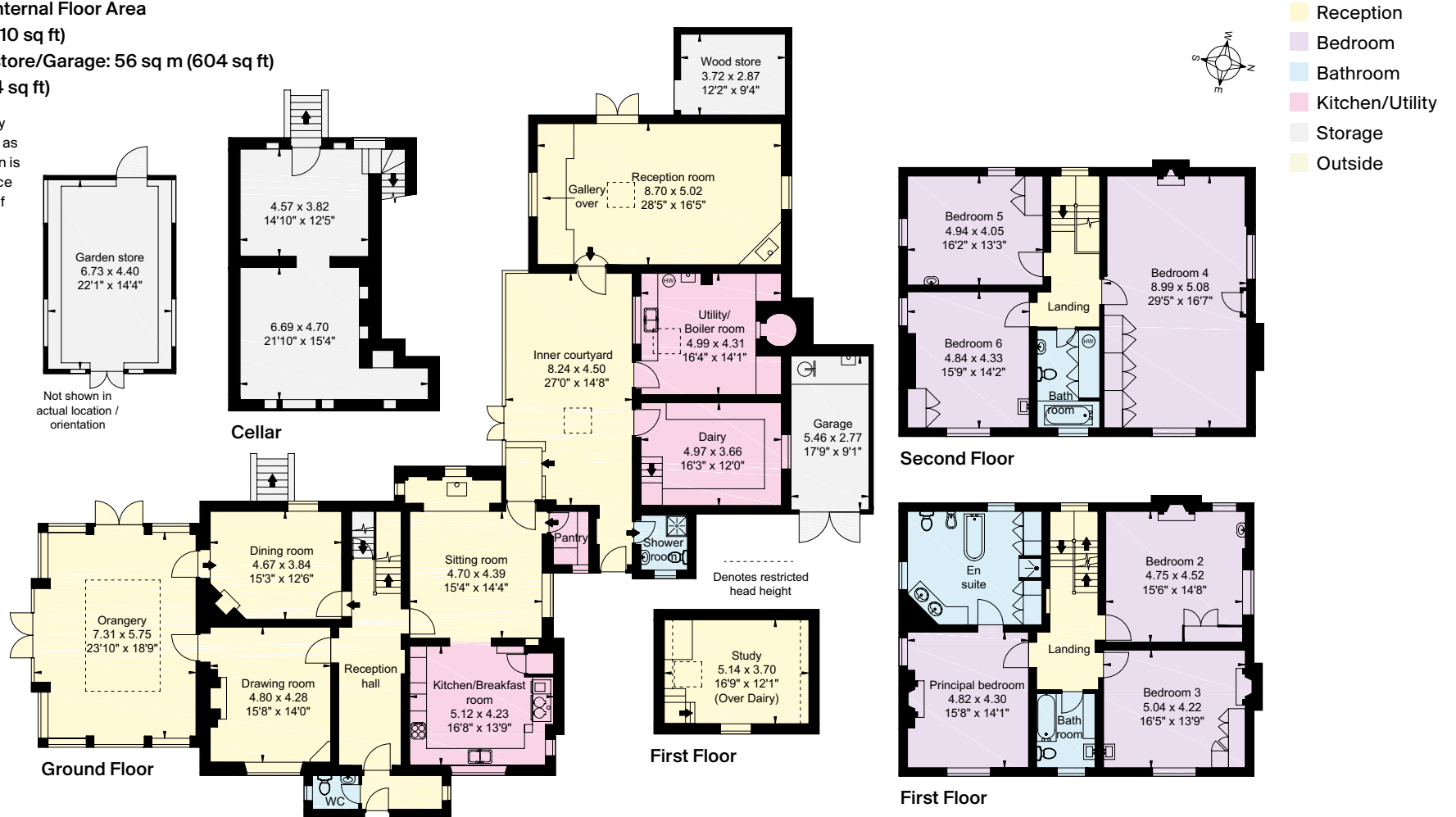
**Approximate Gross Internal Floor Area**

**House: 586 sq m (6,310 sq ft)**

**Garden store/Wood store/Garage: 56 sq m (604 sq ft)**

**Total: 642 sq m (6,914 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.



**Knight Frank Hereford & Worcester**  
 Kingsway House, 40 Foregate Street  
 Worcester  
 WR1 1EE  
[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more

**Shelley Stephenson**  
 01905 723438  
[shelley.stephenson@knightfrank.com](mailto:shelley.stephenson@knightfrank.com)



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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