



Rock Farm, Inkberrow, Worcestershire



A characterful 17th century farmhouse with **beautiful landscaped walled gardens** wrapping around it in a desirable village.

Distances

Worcester 12 miles, Stratford-upon-Avon 14 miles, Cheltenham 30 miles, Birmingham 23 miles (All distances are approximate)

Summary of accommodation

Entrance porch | Drawing room | Sitting room | Dining room
Kitchen/breakfast room | Utility room | Cloakroom

Four bedrooms | Two bathrooms

Driveway parking | Detached double garage | Store | Summerhouse
Landscaped walled gardens

In all about 0.2 acres (0.08 hectares)

Situation

Rock Farm is situated in the thriving and conveniently located village of Inkberrow and within a conservation area.

Inkberrow offers excellent local amenities including two public houses, village hall, parish church, doctors with a pharmacy, highly regarded primary school, post office, an excellent village shop, hair and beauty salon, along with tennis, football and bowls clubs.





The nearby towns and cities offer further amenities, including the Royal Shakespeare Theatre in Stratford-upon-Avon and in Worcester, county cricket by the Cathedral along with horseracing on the banks of the River Severn.

There is a wide selection of schools that cater for most requirements, including King's School and RGS in Worcester, Malvern College and Malvern St James, The Croft at Stratford-upon-Avon and Cheltenham Girls and Boys.

The M5 is accessed at Junctions 5, 6 or 7 making commuting to the West Midlands and Bristol conurbations easily accessible. The M40 to the east provides good access to London.

Trains run regularly from Worcestershire and Stratford-upon-Avon to Birmingham and London and just 23 miles to the north-east is Warwick Parkway train station, which offers a fast and regular train service to London Marylebone.

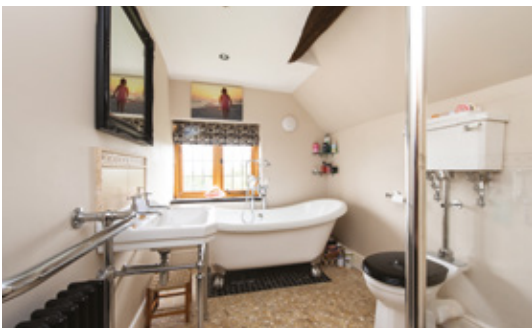
Local paths and bridleways provide excellent access across the surrounding countryside and to Inkberrow Millennium Green nature reserve.

The property

Rock Farm is an attractive Grade II listed timber framed farmhouse. It features good ceiling heights, exposed beams and traditional solid wood internal doors.

The front door opens to a porch with flagstone flooring, which in the past has been used as a study. From here a door opens to the drawing room that has a superb inglenook fireplace, incorporating two windows, with a wood burning stove set on a flagstone hearth and oak parquet flooring that continues through to the dining room. The dining room has a rear stable entrance door set under a pitched roof canopy porch and a cloakroom off it. A cosy sitting room with a wood burning stove completes the reception room accommodation.

The fitted kitchen/breakfast room with has granite worktops and includes an oil fired Rayburn, integrated dishwasher and De Dietrich integrated appliances that include an electric oven, induction hob, microwave and American fridge freezer. The cellar has been converted into a useful utility room.



Upstairs the principal bedroom has a feature fireplace, built-in wardrobes and an en suite with a corner shower. There are three further bedrooms, the smaller one of which is used as a study and the guest bedroom has a feature fireplace. They are served by a sumptuous well-appointed family bathroom that includes a freestanding bath, a walk-in shower and granite and stone flooring with under floor electric heating.

Gardens and grounds

In front of the detached double garage, with electric up and over doors, are two paved parking spaces. From here a key pad locked gate opens to the secure rear garden and a wrought iron pedestrian gate, set under a rose arch, opens to a paved path meandering through the front lawn to the front door.

The beautiful landscaped lawned walled gardens wrap around the house allowing the all-day sunshine to be enjoyed. There are strategic seating areas for al fresco dining that include an east-facing decked terrace and a south-facing raised paved terrace at the rear of the house. Adjacent is a pergola set over a lower paved terrace with a hot tub (available by separate negotiation) and climbers include wisteria, jasmine and a grapevine.

Gravel and paved paths wind their way through the gardens and a range of mature evergreen and perennial plants provide all-year round interest and colour. There is a quaint summerhouse and attached to the eastern side of the house is a useful garden store.

Services

Mains water, electricity and drainage treatment plant. Oil fired central heating (mains gas is available in the road).

Directions (Postcode WR7 4EJ)

Please locate via What3Words (www.what3words.com), reference: ///gosh.conductor.awaiting

Viewing

By prior appointment only.



Property information

Tenure: Freehold

Local Authority: Wychavon District Council: 01386 565000

Council Tax: Band G



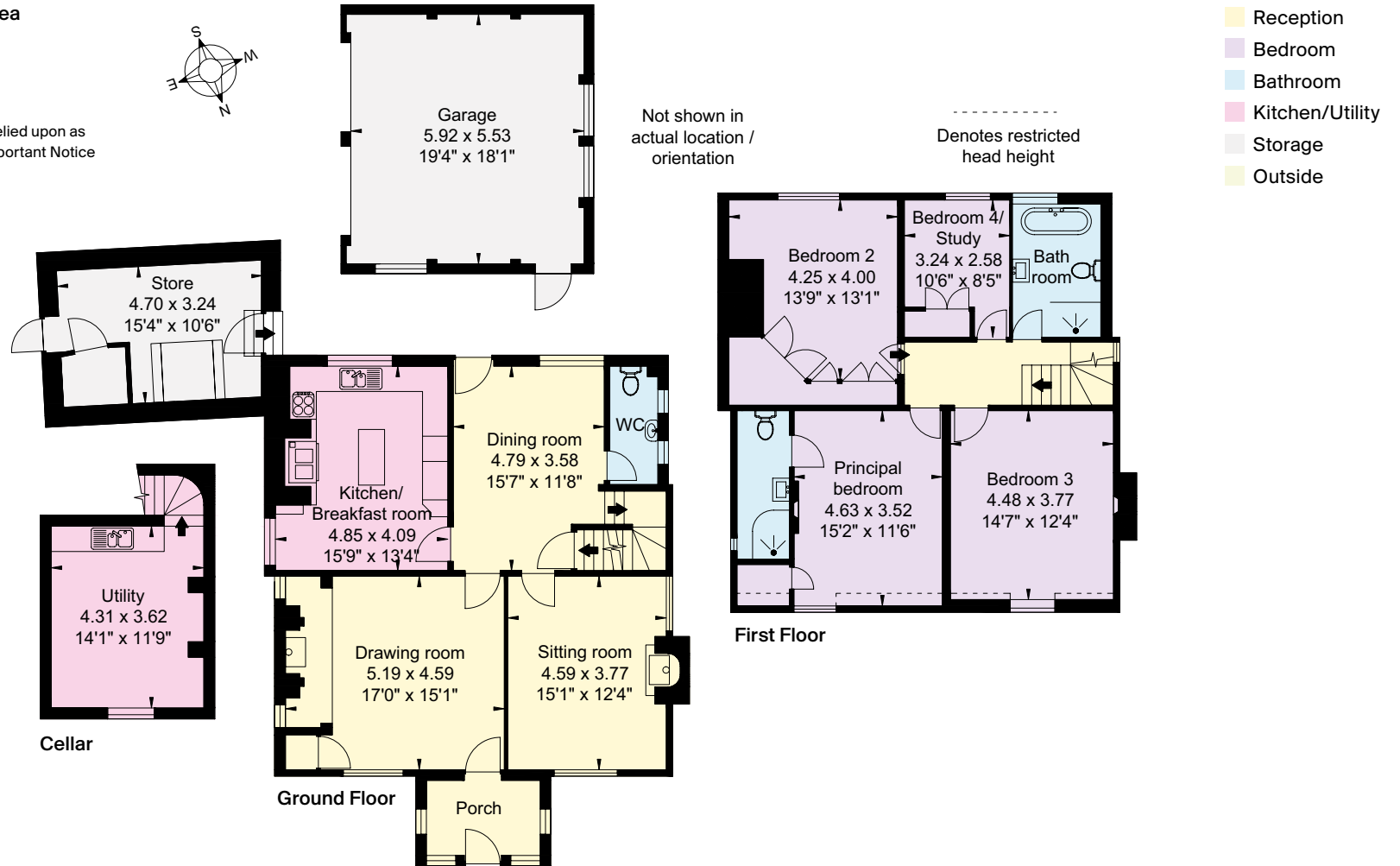
Approximate Gross Internal Floor Area

House: 193 sq m (2,079 sq ft)

Garage/Store: 48 sq m (517 sq ft)

Total: 241 sq m (2,596 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 January 2024. Photographs and videos dated July 2023.

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Date: 23 January 2024
Our reference: WRC012314920

Rock Farm, 24 Pepper Street, Inkberrow, Worcester, WR7 4EJ

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £750,000.

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Yours faithfully



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