



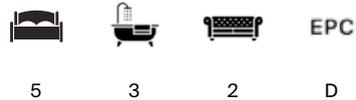
THE OLD STABLES

Birlingham, WR10 3AA



THE OLD STABLES

Tucked away in a private and peaceful part of the village, The Old Stables is a substantial former Stables and Coach House set in a large level plot that overlooks beautiful open parkland.



Local Authority: Wychavon District Council

Council Tax Band: G

Tenure: Freehold

Services: Mains water and electric. Private drainage. Oil fired central heating. Broadband (not fibre) – Starlink connection currently optimised.

Pershore 3 miles, Worcester 12 miles, Cheltenham 16 miles, Birmingham 38 miles, London 125 miles (all distances are approximate).

Guide Price: £895,000



KITCHEN AND LIVING

Converted in 2019, this former Stables and Coach House, predominantly used as stabling, now offers well proportioned open plan living spaces with modern finishes and excellent natural light. Centring on a double height reception hall, the accommodation extends to around 258 square metres and includes a large integral garage.

An open plan sitting and dining area opens on to a large dining terrace through French windows. The well appointed kitchen, which includes a generous walk in pantry, is conveniently accessed through double doors. Off the entrance hallway there is a useful coat and boot room. In addition to the main reception room, there is a sitting room or study, a large utility room and a WC.







BEDROOMS AND BATHROOMS

The first floor provides five well sized bedrooms set along a wide landing that creates a balanced and practical layout suited to family living.

The principal bedroom has an en suite bathroom, built in wardrobe and enjoys far reaching views over parkland. Along the landing there are additional built in wardrobes which offer valuable storage.

The remaining bedrooms are all comfortable sizes and are served by two further bathrooms.



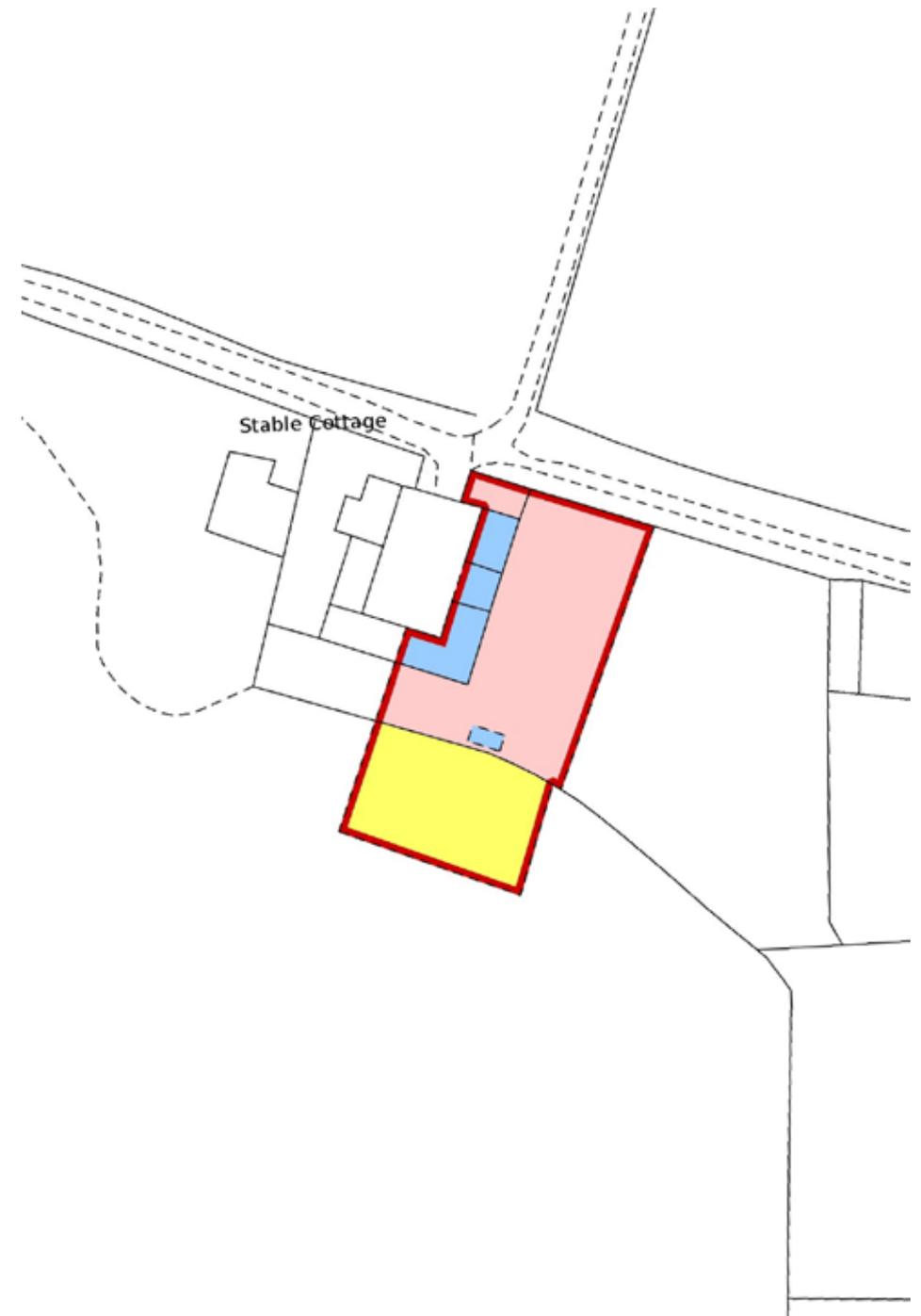




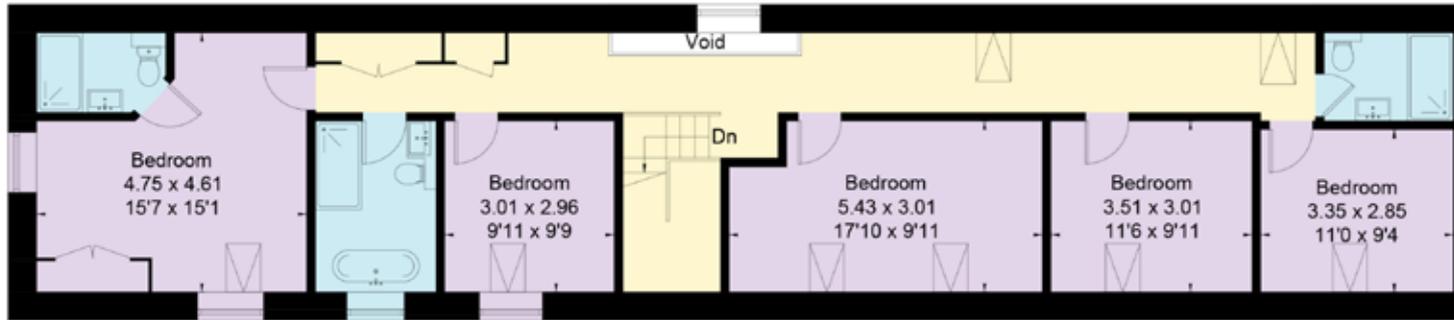
GARAGE, OUTBUILDING AND GARDEN

In addition to the garaging, there is ample gated parking and a separate outbuilding within the curtilage that provides further space for storage or hobbies, with potential for alternative uses subject to any necessary consents.

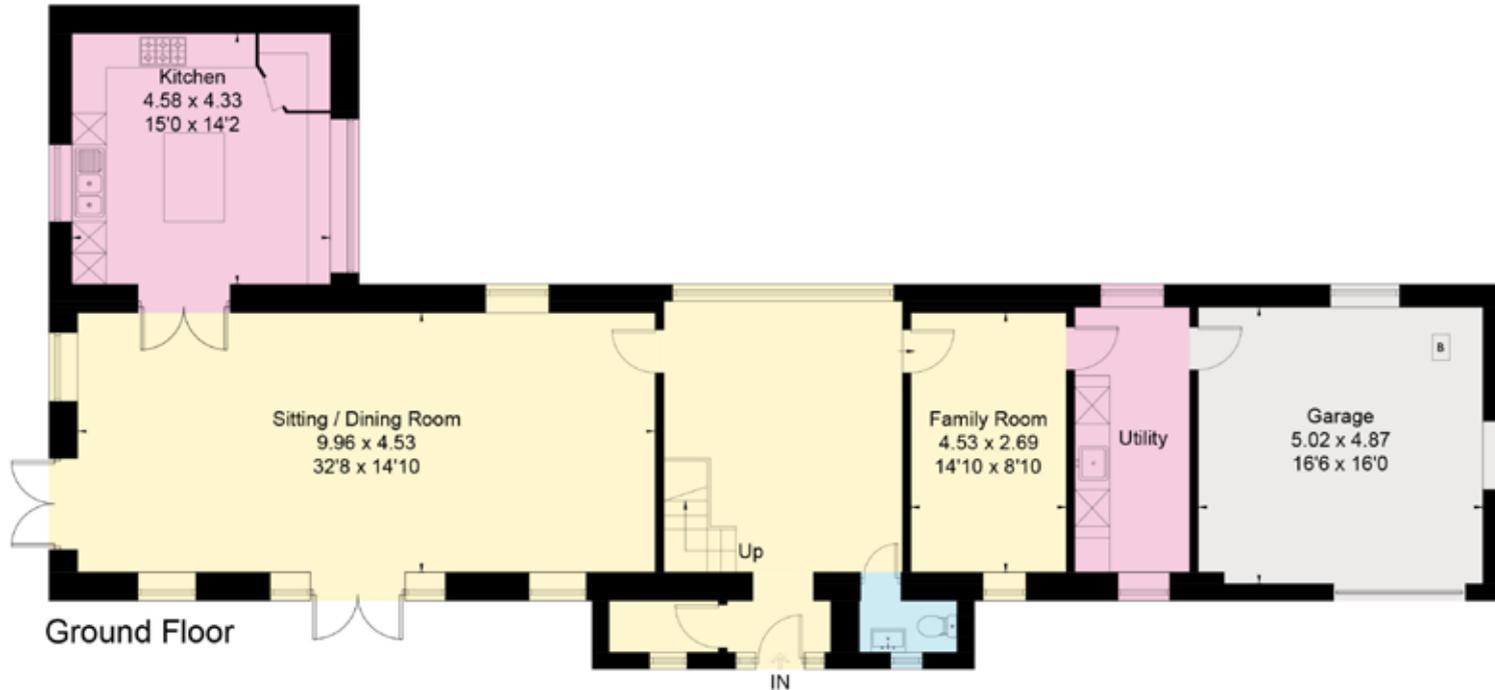
The gardens, which are mostly laid to lawn, are set to the east and south sides of the house and are enclosed by well defined hedge and fence boundaries. The extensive terrace and gardens benefit from attractive views over open parkland.







First Floor



Ground Floor



Outbuilding

(Not Shown In Actual Location / Orientation)

(Including Outbuilding)
 Approximate Gross Internal Area = 274.48 sq m / 2955 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



Tom Banwell

01242 246951

tom.banwell@knightfrank.com

Knight Frank West Gloucestershire

123 Promenade

Cheltenham, GL50 1NW

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated February 2026. Photographs and videos dated February 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term "partner" to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

