



Birch House
Birch Green | Severn Stoke | WR8 9DL

FINE & COUNTRY

BIRCH HOUSE

Introducing a magnificent five-bedroom detached country home, ideally suited as a family residence. Situated in a tranquil rural setting with circa 1.5 acres, this property offers countryside views, providing a picturesque backdrop to everyday life. Birch House also benefits from easy access to local amenities and the local transport infrastructure, ensuring convenience and practicality.



Ground Floor

Walking through the solid oak front door of Birch House takes you into a welcoming entrance hallway with fully fitted oak panelled coat and boot storage. The heart of the home is the country style kitchen, which is found through double oak doors and features a 4 oven electric Aga, a separate Neff oven and microwave, underfloor heating and an expansive kitchen island and breakfast bar; creating a perfect entertaining space. There is a utility room, a stable door leading to the side of the property and an open plan arrangement to the dining room boasting double glazed doors leading onto the front patio.

The inner hallway takes you past the cloakroom to the snug with parquet flooring, a gas fuelled log burner and a fish tank integrated into the wall, creating transparency into the hallway - truly unique! The spacious open plan living room is found at the end of the hallway and incorporates a games/reading space and a large seating area. Next door is the family room, with an open fire and an open plan feel to the garden room. The garden room has windows spanning across the walls and double glazed doors leading into the garden, creating a light and airy space.

A door in the inner hallway leads into cellar, which has been tanked.







Seller Insight

“ This 5 bedroom ‘hidden gem’, set in the picturesque countryside of Worcestershire is a mid-1850s two story farmhouse built in traditional red brick, with a slate tiled roof.

Offering five bedrooms, it is set within a beautiful, tranquil garden at the end of a private driveway adjoining rolling countryside and farmland on the edge of the small Worcestershire village of Birch Green. Located midway between Worcester and Upton upon Severn, it enjoys good access to the M5 motorway and several areas of outstanding natural beauty, including the Cotswolds and the Malvern Hills.

“We are only the third family to own the property in 173 years. The retiring farmer we bought it from was born in the house, as were his children. As our family home for over twenty years, we will miss this place dearly, however, we love the rural setting with the convenience of reaching the City of Worcester in just 15 minutes. The best of both worlds, so we are staying in the area” say the current owners.

The property has been extended and modernised over the years without losing any of its character and authenticity, and in their time here they have added two extensions, creating a principal bedroom with ensuite, a new kitchen and dining room, a summer lounge and new bathrooms. They have also updated the flooring, windows, wiring and heating throughout.

The area is in the catchment for the excellent local schools of Kempsey Primary and Hanley Castle, with a great selection of independent and boarding schools nearby.

“The property is set in a wonderful private location with incredible views across open countryside and miles of good walking routes on the doorstep.”

“The principal bedroom has raised tie oak beams and Juliet balcony overlooking rolling countryside and the adjoining land suitable for a paddock or small holding. The garden, and the large rear patio area, enjoys uninterrupted sunsets.”

“The local area was in fact originally part of the Croome estate – the National Trust’s Croome Court is two miles away – which was landscaped by Capability Brown in the mid-1800s. The surrounding villages offer great amenities including a local family focused pub in Severn Stoke, the villages of Kempsey and Upton on Severn just a few minutes’ drive away, and a new farm shop opening a mile away in 2024.”*

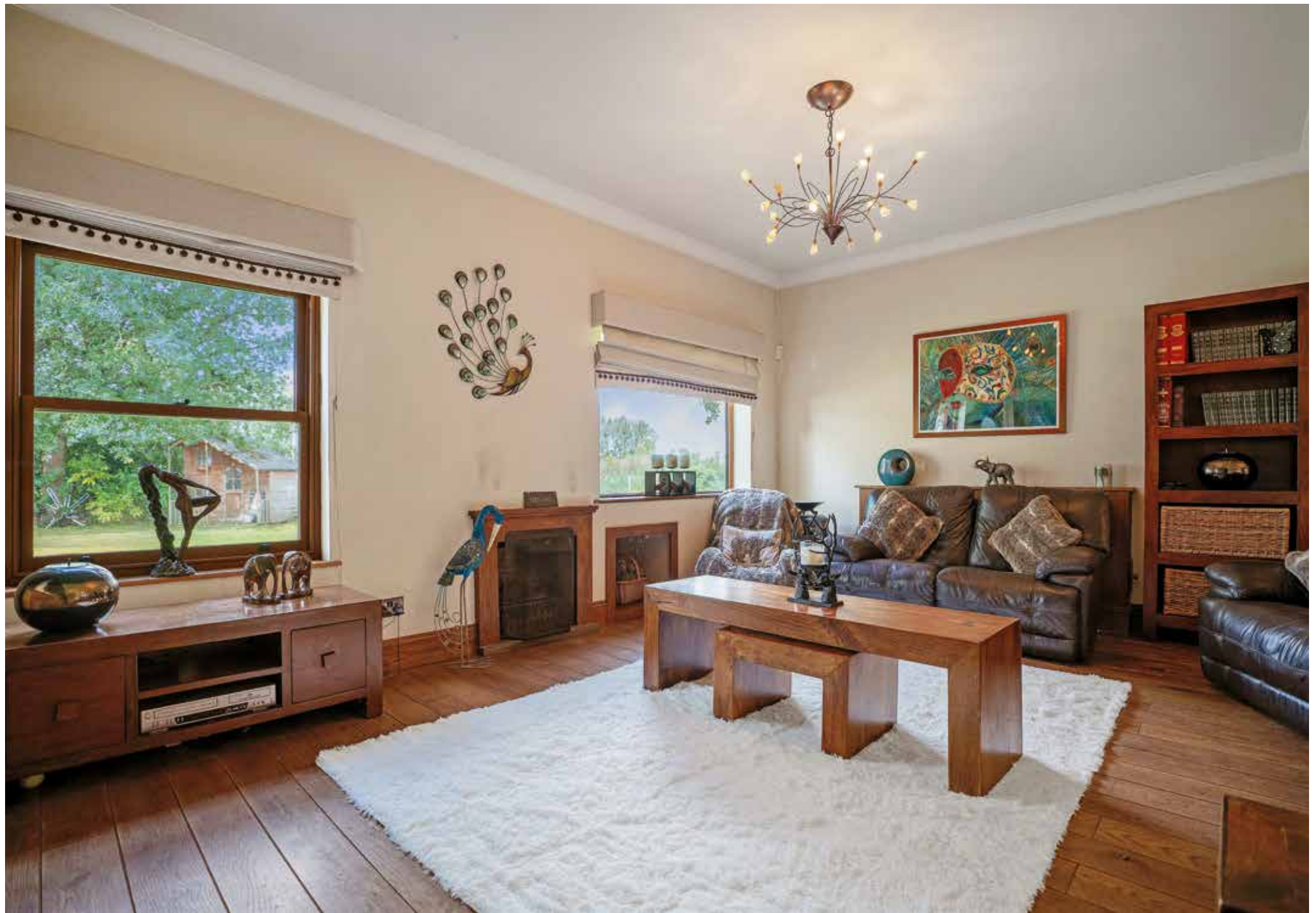
* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.











First Floor

The first floor is configured of five bedrooms, two with an ensuite shower room, two with vanity units and a family bathroom. The generous principal suite features exposed beams, fitted wardrobes, ensuite shower room and a juliet balcony looking over the rear garden and surrounding countryside.









Outside

Birch House is approached along a country lane to a private driveway and gates leading to ample gravel parking to the side of the property and a separate gate to the rear garden with additional parking. The gardens wrap around the property with an expansive, level lawn to the rear; surrounded by countryside. There are two entertaining patios, one to the front and one to the rear. The patio to the rear boasts a sauna, hot tub and dining spot.

A detached brick outbuilding is located to the side of the property, currently being used as an office.







LOCATION

Birch House is located on the fringes of the quaint Worcestershire village of Birch Green, just south of Worcester, giving a great transport infrastructure and easy access to all local amenities.

Kempsey (2.3 miles) is a nearby picturesque village nestled in the heart of Worcestershire. With its charming countryside setting and rich history, it offers a tranquil escape from the hustle and bustle of city life. Kempsey is located just a few miles south of the city of Worcester, which gives residents and visitors the best of both worlds – the peace and serenity of a rural village, coupled with the amenities and conveniences of a nearby city.

The county town and cathedral city of Worcester, lying on the banks of the River Severn (6.4 miles north), provides for high street and boutique shopping, and characterised by one of England's great cathedrals, its racecourse, county cricket ground and university.

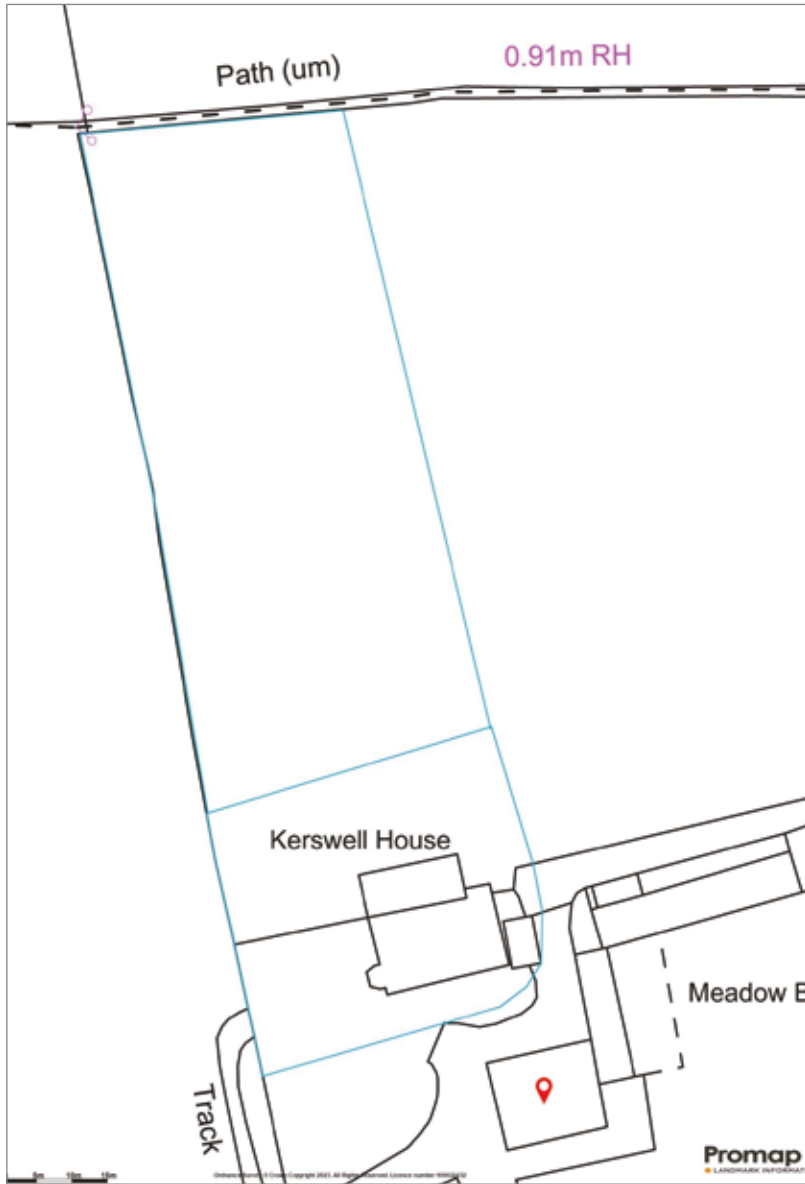
The Worcestershire Parkway Railway Station is located just 7 miles away from Birch House. It is situated to the east of Worcester, off junction 7 of the M5, and is intended to increase the capacity to London as well as reduced journey times. This has a significant impact on Worcestershire's accessibility to the Capital and other regional centres.

Cheltenham (21 miles / circa 30 minute drive) is a vibrant town renowned for its spa heritage, cultural events, and diverse range of amenities. The town's world-class spas, renowned festivals like the Literature Festival, and thriving arts scene attract visitors from all over. Cheltenham also boasts upscale shopping districts, a variety of dining options, prestigious educational institutions like the University of Gloucestershire, and nearby outdoor attractions such as the Cotswold Hills..

The M5 motorway (accessed via J7 at south Worcester) provides for ready access to Birmingham and the surrounding industrial and commercial areas as well as Birmingham International Airport (41 miles) and the M40. London (138 miles) is best accessed by the M5 south which also provides for commuting to Cheltenham (21 miles), Gloucester and Bristol.

If education is a priority, then Worcestershire is blessed with an enviable mix of schooling at all levels, including a variety of independent establishments, allowing parents to select the right environment for their children's needs. These include Bromsgrove School, Malvern College, The Kings Schools and Royal Grammar School at Worcester, The King Edwards Schools in Birmingham and the Alcester Grammar School at Alcester in Warwickshire. The renowned Hartbury sports college in Gloucestershire is only 18 miles away.





Services
 Mains water and electricity.
 Private drainage via a septic tank.
 LPG gas central heating.

Additional Information

The upkeep of the private driveway to Birch House (formally Keswell House) is shared with the 3 other properties that are accessed via the same driveway.

Boundaries all round have been altered over the last 5 years to accommodate the conversion of the neighbouring barns.

Wayleave agreement in place for the mains water pipes which run across the field to the rear of Cedar Lodge and the new Kelswell House.

Property notes

Please note it is the intention of the vendor to retain the name, Kerswell House, for the adjacent new bungalow as it is accessed from Kerswell Green. It is therefore also intended that the house currently referred to as Kerswell House will become Birch House as it will be accessed from Birch Green.

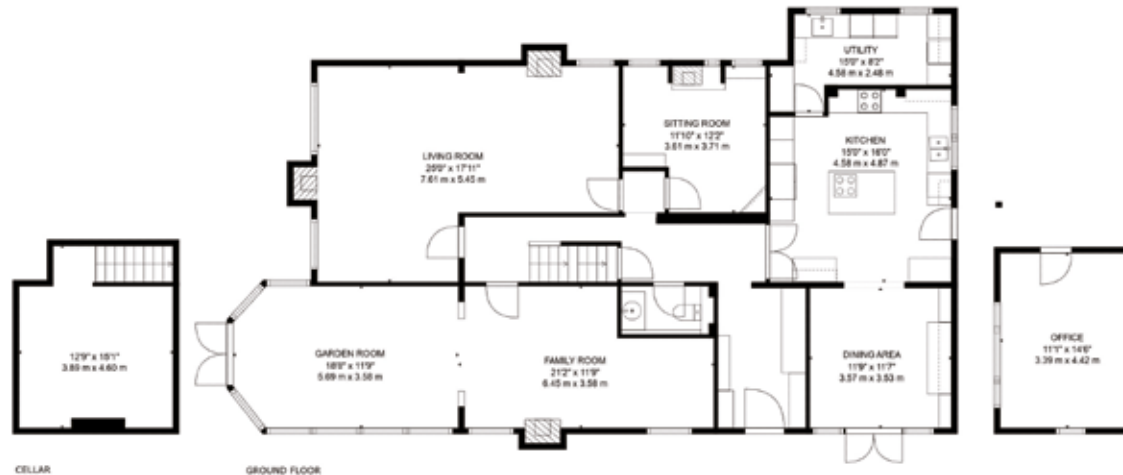
Tenure
 Freehold

Local Authority
 Malvern District Council
 Council Tax Band E

Viewing Arrangements
 Strictly via the vendors sole agents Fine & Country on 01905 678111.

Website
 For more information visit www.fineandcountry.com

Opening Hours
 Monday to Friday 9.00 am - 5.30 pm
 Saturday 9.00 am - 1.00 pm



GROSS INTERNAL AREA
 CELLAR: 183 sq ft, 17 m2, GROUND FLOOR: 1870 sq ft, 174 m2, FIRST FLOOR 1211 sq ft, 112m2
 TOTAL: 3264 sq ft, 303 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 28.07.2023







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