



Strensham Farm
Twyning Road | Strensham | Worcestershire | WR8 9LH

FINE & COUNTRY

STRENSHAM FARM

This spacious, Georgian fronted, country home lies within the centre of the picturesque parish and village of Upper Strensham. Strensham Farm boasts a broad range of original features including traditional flagstone flooring, exposed beams and feature fireplaces. Together with well-presented gardens, 6 bedrooms including an impressive main bedroom suite, and a home office, this property oozes with grandeur and charm. Within the grounds there are 2 paddocks (circa 2.5 acres to be confirmed), ideal for equestrian use, an outbuilding at the rear housing the gymnasium, and summer house, enticing you with glorious views of the Malvern Hills. Conveniently located only a stone's throw from the historic riverside towns of Pershore and Tewkesbury, and within 30 minutes from major locations such as Cheltenham, Gloucester, Malvern, and Worcester, it really gives you the best of both worlds.



Ground Floor and Basement:

The ground floor prides itself in servicing all comforts. When entering the property, you are greeted by a grand hall with original tiled flooring, there is a full height cloakroom ahead, and handmade cupboards to the right. Both the sitting room (left) and drawing room (right) benefit from space on a large scale, high ceilings, and sash windows. The sitting room has timber floorboards and an original working fireplace, and the drawing room with a multi-fuel log burner, ideal for relaxation.

The show-stopping open-plan kitchen and dining area with underfloor heating is bright and welcoming, ideal for entertaining. The ceiling is adorned with beams overhead mixing a contemporary and tradition feel. There is a central island with breakfast bar able to seat 5 people, and bi-folding doors opening to the rear. The dining room side is partitioned off by a large, original, brickwork inglenook fireplace, and benefits from full height vaulted ceilings looking up to the home office overhead. There are a further two doors leading to the rear and front of the property, the front which also has bifold doors leading to a small peaceful and secluded breakfast patio with original flagstones re-used from the house.

The ground floor is concluded with a traditional dining room with original flagstone flooring, easily able to seat 12 people. A perfect room for family gatherings and entertaining.

Nestled beneath this exquisite country home, is a sprawling full-height basement cellar with its generous proportions, offering a vast and versatile space, perfect for a myriad of uses.

- Kitchen/breakfast room
- Sitting room
- Drawing room
- Dining room
- Guest WC
- Basement cellar









Seller Insight

“ *The welcoming approach to the house which draws you inside is what initially attracted us to Strensham Farm say the current owners.* ”

Once inside, you feel like you are definitely at home. It's a cosy and friendly house on a big scale! We love our new kitchen and wish we could take it with us. The recent kitchen overhaul took a chunk out of our lives but was worth every takeaway and cold supper we had! The underfloor heating was worth the extra mile.

The studio room is our second entertainment space until it became a dual studio/sundowner drinks spot because of the amazing view and cosiness of the beamed room.

The cellar is such an amazing space but we never quite could decide what to do with it... perhaps the new owners will. The layout is classic grand Georgian scale rooms, 4 large rooms on each floor and a maze of connections. We like old and new, and we think we've achieved that with nothing spared. During COVID, it was a lovely place to be, with so much space, and the additional orchard/land was fantastic. We love the blades of sun that flash through the windows from all directions, making this property a cheerful place to be.

The outdoor spaces are not too big or small with a manageable amount of garden for flowers and raised beds for vegetables.

Strensham has a lively community with an active Parish Council and Village Hall Committee. The hall has housed many birthday parties and events, with regular church services at the church of St Mary at Hill Croome.

We joined the Tennis Club at Twyning during COVID, addicted to Cardio, and playing in league matches. Our daughter played at Twyning and paddleboarded at Twyning, Strensham Lock, and Bredon.

The property sits in a perfect location with a choice of theatres in Stratford, Pershore, Tewkesbury, or Malvern, cinemas, schools, and a variety of shops.

*Strensham Farm is a true home, solidly and well built, fun, bright, and cosy. It's a home for friends and family, inside and out.**

* 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:

Benefitting from dual staircases and a gallery landing with views of the front lawn, the first-floor flows well making it an ideal family or guest space. The bedrooms, though large in proportion, have a warm feel, with the main bedroom making use of bespoke, handmade oak sliding doors leading to a full-sized dressing room, home office and ensuite fabulous marble bathroom which includes automatic LED floor lights, double shower tray, dual sinks, and a bath. The dressing room benefits from artisan handmade oak cupboards with shelving.

The home office off the master bedroom has space for two to work from home easily, with an indoor glazed balcony overlooking the dining space below.

There are a further two large double bedrooms on the first floor, one of which is at the front of the property with ensuite bathroom with shower, and one at the rear of the property with ensuite shower-room.

- Master bedroom suite with dressing room and ensuite bathroom
- Office
- Bedroom 2 with ensuite
- Bedroom 3 with ensuite







Second Floor:

A separate third staircase guides you to the second floor of the property that opens into a vaulted, light space. To the left there is a family shower room, and opposite a large studio with dual aspect overlooking the rear garden, Strensham Lake, and the glorious Malvern Hills. The studio can be used as the 7th bedroom if required.

A bedroom is directly opposite the top of the stairs with dressing room space and exposed trusses, creating a desirable look, and there are two final large bedrooms to the right of the stairs with storage space between them. The left-hand bedroom benefits from prime views of the Bredon Hills.

- Bedrooms 4, 5 (currently being used as a Studio room), 6, 7
- Family shower room









Outside:

As you approach the front of the property, a well-maintained garden and drive welcome you and you immediately see the classic Georgian frontage with period Portico front porch. The drive provides ample space for your vehicles and creating an inviting atmosphere. The frontage includes the captivating feature of a beautifully ornate millstone placed at the centre of the lawn, adding historical character and a picturesque touch to the property's exterior.

Venturing to the rear of the house, you will find a host of impressive amenities - a former pigsty has been artfully transformed into a versatile gymnasium, offering a dedicated space for your fitness and wellness needs. Adjacent to the gym, there is a charming flagstone patio area useful for outdoor relaxation and entertainment, creating the perfect setting for enjoying the tranquillity of the outdoors.

The true gem of this property, however, lies just beyond its boundaries. With 2.5 acres (to be confirmed) of sprawling land, this estate is a haven for equestrian enthusiasts, providing space for horse riding, training, and outdoor activities. Additionally, a delightful summer house pod sits within the paddock, making a wonderful area for alfresco dining or summer picnic while affording panoramic views of the distant Malvern Hills.







LOCATION

Strensham Farm has in total approximately 2.5 acres of grounds providing a delightful setting amidst the highly sought-after rural landscape of south Worcestershire. Located in Upper Strensham, an idealistic node sat on the southern boundary of the country which overlooks the Malvern and Bredon Hills, and is littered with black and white buildings.

Strensham has an active village hall and nearby farm shop ideal for fresh, local produce. Twynning is 4 miles away, it has 2 lively public houses, shop and post office, Twynning primary school, Church, and a very active and well run Twynning Lawn Tennis Club and community sports and playground.

To the west is Upton-upon-Severn, famous for its festivals, marina and gastro pubs, and to the north-east is the historic market town of Pershore, defined by its Abbey, boutique shopping and annual plum festival.

The county town and cathedral city of Worcester, lying on the banks of the River Severn and is some 12 miles north, providing for high street shopping and characterised by one of England's great cathedrals, its racecourse, county cricket ground and university.

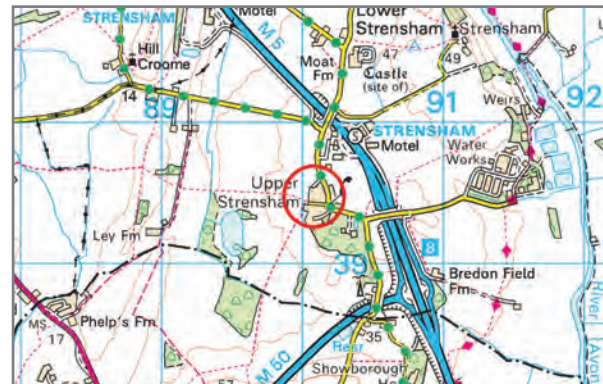
The neighbouring village of Defford, which gives its name to the airfield synonymous with the invention of radar, provides for a local pub, sailing on the River Avon and active village hall. Whilst Cheltenham and its racecourse is within easy reach for days out and high-end shopping.

Strensham Farm is well placed for ready access to the north Cotswolds and Broadway, as well as Stratford-upon-Avon, and Great Malvern and the Malvern Hills. The M5 motorway (accessed via J1 of the M50 or J7 at south Worcester) provides for ready access to Birmingham and the surrounding industrial and commercial areas, as well as Birmingham International Airport and the M40. London is best accessed by the M40, via Stratford. The M5 south also provides for commuting to Cheltenham, Gloucester and Bristol.

The Worcestershire Parkway Railway station, situated to the east of Worcester and only 10 miles from Strensham Farm, increases the capacity to London as well as reducing journey times. This has a significant impact on Worcestershire's accessibility to the capital and other regional centres. Other railway station options are Pershore, Cheltenham, Malvern.

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.





Services

Mains electricity, water and drainage.
 Oil-fired central heating.
 Responsibility for shared drains. The property also has shared access to the second (furthest) gate to the property's orchard.

Additional Information

Chancel repair liability - Point C. of the charges register on HW104532.
 The covenants are included in all three title deeds and covered by Charges and Covenants as per the deed documents.

Tenure

Freehold

Local Authority

Wychavon District Council
 Council Tax Band G

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

Strensham Farm

Approximate Gross Internal Area = 457.3 sq m / 4922 sq ft
(Excluding Void)

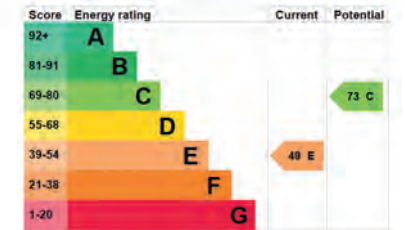
Cellar = 70.9 sq m / 763 sq ft

Outbuilding = 22.7 sq m / 244 sq ft

Total = 550.9 sq m / 5929 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact.







BERT ROGERS

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Bert's strong history in construction project management enables him to utilise his skills in communication, negotiation, and client management. Past work includes being involved with luxury penthouses in Birmingham, private new build dwellings, and the Arabic Islamic Science Museum in Kuwait. Consequently, his project-minded, process-driven nature shines through, ensuring the best price is obtained for the client via Fine & Country's unmatched marketing. Overall, Bert has a natural interest in real estate, gym work, and the great outdoors.

YOU CAN FOLLOW BERT ON



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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