



The Field House
4 The Orchards | Hatfield Lane | Norton | Worcestershire | WR5 2PY

FINE & COUNTRY

THE FIELD HOUSE

In an elevated setting with far reaching views, The Field House is a captivating former coach house that exudes charm and elegance, skillfully expanded and refurbished to showcase its exquisite Edwardian craftsmanship. Nestled on nearly 5 acres of land, complete with a stable block, this property offers sweeping vistas of the picturesque Vale of Evesham and Bredon Hill.



Boasting three generously proportioned double bedrooms, two bathrooms, and three inviting reception rooms, one of which currently serves as a spacious home office, this extraordinary residence is a versatile canvas for all needs. At the heart of the home lies the meticulously designed Cotteswood farmhouse-style kitchen, featuring bespoke cabinetry with contrasting solid wood frames - a true embodiment of refined taste. Additional highlights include a utility/boot room, complete with a commodious walk-in pantry storeroom, and double garaging within the charming stable block.

The crowning glory of this beautiful property is undoubtedly its landscaped gardens, enveloping the home in natural beauty. From the splendid patio spaces to the enchanting pergola linking the front and rear gardens, and a delightful herb garden, every corner showcases thoughtful design and tranquility.

The house benefits from high quality hardwood exterior doors and windows.

Conveniently positioned for village life with easy access to local amenities, The Field House also benefits from excellent transportation links, blending the allure of a peaceful rural setting with versatile opportunities for contemporary living.

Ground Floor

As you enter the property, you are greeted by a spacious traditional hallway that serves as a central hub, connecting all areas of the home. This welcoming space showcases detailed radiator covers and offers the potential for under stairs storage, currently hosting a large bookcase. The elegance of the hallway is enhanced by beautiful coving, which is tastefully replicated throughout the reception rooms.

The adjacent entrance to the property steps into a well-appointed utility/boot-room area, complete with storage units and a sink. This practical space also features a generous walk-in pantry/store cupboard, providing ample storage. Conveniently located off the utility area is the meticulously designed Cotteswood farmhouse-style kitchen. It boasts bespoke cabinetry with contrasting solid wood frames and a classic Belfast sink. French doors open out to a delightful patio area and the meticulously landscaped gardens. Currently accommodating a large farmhouse table that comfortably seats 6-8 people, the kitchen is equipped with a range of high-quality integrated appliances from Neff and Bosch, ensuring functionality and style.

Adjacent to the kitchen is the inviting dining room, distinguished by its graceful curved windows that envelop the central table, offering enchanting views of the spectacular gardens. The dining room is flooded with natural light and a sense of airiness, further enhanced by French doors that provide seamless access to the outdoor spaces.

Positioned immediately off the hallway are two additional reception rooms, currently utilised as a lounge and a spacious office. The lounge exudes a bright and airy ambiance, courtesy of two sets of French doors and a large window that offer dual aspect views. A central feature fireplace adds a touch of character to the room. The large office/reception room three benefits from abundant natural light, thanks to its dual aspect windows. Conveniently located adjacent to this room is a sizeable cloakroom, enhancing the practicality of the space.





Seller Insight

“The Field House is a lovely looking and very striking former coach house, and it was love at first sight for us. Set within 5 acres of land, the property has far-reaching views over the Vale of Evesham and Bredon Hill. It was a bright, sunny day when we came to look around for the first time nearly 25 years ago and we can still easily recall the calm and airy feeling throughout, and we were impressed by the amount of space, both inside and out,” say the owners.

“We hired a garden designer who worked with us to create a fabulous patio space that’s perfect for relaxing and entertaining, as well as a wonderful pergola that connects the front garden to the rear. The large lawn area is the ideal spot for a marquee and the pergola leads round to the warm and sunny herb garden and a second pergola which is covered in a beautifully mature wisteria. The borders are designed with specific seasons in mind as they burst into life in spring after which peonies and roses take over in early summer before ending with the red-hot dahlias in late summer. The field and the paddock are full of buttercups and cow parsley right now and mixed foliage adds year-round interest, so there’s always something to look out for. The courtyard provides shady respite from the sun which has been absolute bliss during the recent summer heat waves.”

“We spend a lot of time in the farmhouse-style kitchen which is perfect for day-to-day family life and pre-dinner drinks with friends. The dining room has semi-circular windows which give it a garden room feel and it’s the best place to relax with the French doors wide open with a good book or listening to music whilst enjoying lunch. We also use the study a lot and the lounge is light and bright, yet nice and cosy at the same time.”

“The location works well as amenities are easily accessible. Pershore has a fabulous park where we like to walk our dogs, as well as the abbey, a range of independent shops, and a fabulous Italian restaurant. We’re just 5 minutes away from the M5 so it’s easy to go to Birmingham and Stratford for a wide range of leisure activities, including ballet and opera. Evesham is lovely too as it has a pretty river area and a beautifully restored old-fashioned cinema which is well worth a visit.”*

* 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

A bespoke staircase, meticulously crafted to reflect the stunning Edwardian detailing found throughout the house, stands as a testament to the exceptional attention to detail in this property. The first floor is configured with three double bedrooms.

The master bedroom offers a tranquil retreat with two windows overlooking the landscaped gardens, featuring access to an ensuite Jack and Jill bathroom. This elegant space is completed with fitted wardrobes and an original fireplace that adds a touch of charm.

Bedroom two is generously proportioned and enjoys the luxury of dual aspect windows, viewing the landscaped gardens, the paddock, and the majestic Bredon Hill beyond.

Bedroom three, also a double room, benefits from dual aspect windows that capture the stunning surrounding views.

Completing the first floor is a contemporary shower room, featuring fitted cabinetry and a spacious corner shower.













Outside

Private drive access to the front with a gate. The drive extends to the front of the property to access the garaging/stable block/ field and paddock areas which are gated.

Stable block with double garage with electric doors and two stables and a tack room/store.

Landscaped, mature, well maintained gardens with two pergolas. Views of The Vale of Evesham and Bredon Hill.

To the rear of the property is a herb garden with seating area, and a courtyard garden.

4.94 acres (to be verified).









LOCATION

The Field House is situated in the village of Norton in the Wychavon district of Worcestershire. The village has a public house, a church and is located 1.4 miles away from the Worcestershire Parkway railway station and is intended to increase the capacity to London, as well as reduce journey times. This has a significant impact on Worcestershire's accessibility to the capital and other regional centres.

The county town and cathedral city of Worcester, lying on the banks of the River Sever, is some 4.5 miles north west providing for high street shopping and characterised by one of England's great cathedrals, its racecourse, county cricket ground and university.

The M5 motorway (accessed via junction 7 at south Worcester) provides for ready access to Birmingham and the surrounding industrial and commercial areas, as well as Birmingham International Airport (38 miles) and the M40. London (134 miles) is best accessed by the M5 south which also provides for commuting to Cheltenham (24 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, and both The Kings Schools and Royal Grammar School at Worcester, encompassing Kings Hawford and The Grange junior schools.

For days out and recreation, The Field House is well placed for access to Stratford-upon-Avon, Cheltenham, north Cotswolds and Broadway, the Wye Valley and mid Wales.





Services

Mains electricity & water
LPG central heating
Private drainage via septic tank
Superfast broadband

Additional Information

The private drive is owned by Nos. 1 & 3 The Orchards. The Field House has a right of access and shares the cost of the maintenance with 2 and 3 The Orchards of approximately £100 every 3/4 years.

The septic tank is shared with 3 The Orchards and is located under 3 and 4 The Orchards. A maintenance contribution of £85 per year is required for the maintenance of the septic tank.

A water pipe runs under the private driveway owned by the neighbour. Electricity cables run over neighbour's garden. There are no formal arrangements.

Tenure
Freehold

Local Authority
Wychavon District Council
Council Tax Band G

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

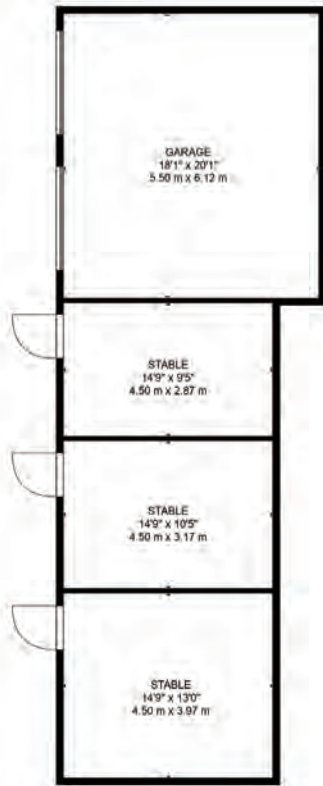
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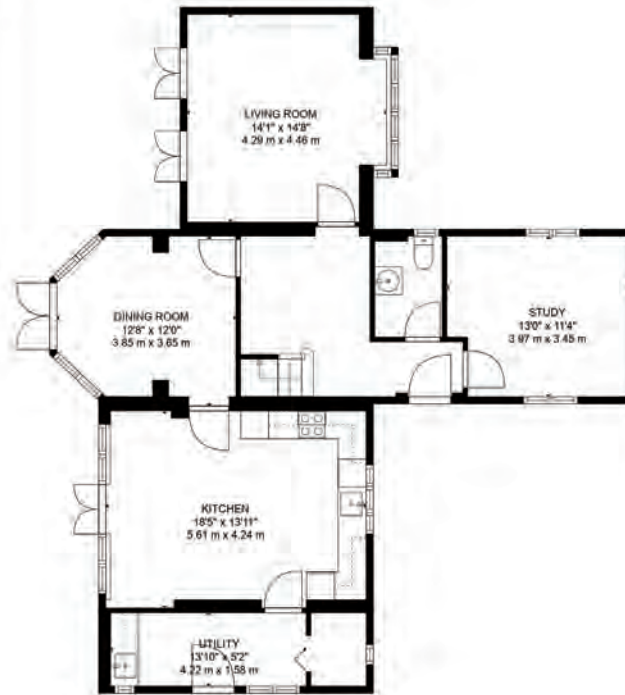
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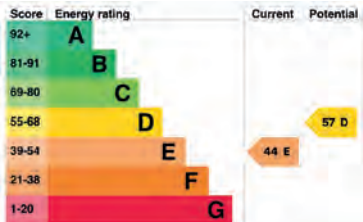
STABLES & GARAGES



GROUND FLOOR



FIRST FLOOR



GROSS INTERNAL AREA
 BELOW GROUND: 0 sq. ft, 0 m², GROUND FLOOR: 1036 sq. ft, 96 m², FIRST FLOOR: 758 sq. ft, 70 m²
 EXCLUDED AREAS: STABLE: 496 sq. ft, 46 m²
 GARAGE: 362 sq. ft, 34 m²
 TOTAL: 1794 sq. ft, 166 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







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