



Appletrees

Hanbury Road | Stoke Prior | Bromsgrove | Worcestershire | B60 4AF

FINE & COUNTRY

APPLETREES

Beautifully renovated to the highest specification and located within a stunning countryside setting, Appletrees represents a magnificent rural lifestyle without compromise. This spacious detached home oozes grandeur boasting ample living spaces with a large open plan kitchen / dining space, 3 reception rooms, and 5 double bedrooms. There's a prestigious main bedroom suite with ensuite shower room, 700 sq ft of balcony terrace areas to the rear offering fabulous views, a stunning reception hallway, and double garaging. Sitting proud in Stoke Prior, Bromsgrove, the property has a wealth of links locally making an ideal spot for work, schooling, and leisure.



Ground Floor: When entering Appletrees you are greeted by a bright reception entrance hall with cloakroom/WC, and doors that either flow to the open plan kitchen, dining room, or the various reception rooms on the ground floor.

The open plan living accommodation in the kitchen makes for a perfect family space and is great for entertaining guests. The kitchen and dining space is large, with a top specification, and oozes elegance.

The living room, family room, and second dining room are all spacious, luxurious, and contemporary. The entire rear elevation of the property makes use of sliding doors, providing a wealth of natural light and easy access to the rear.









Seller Insight

“ When we first laid eyes on this property, we were immediately drawn to its immense potential, an opportunity to create a statement family home.

Some of our favourite spots include the grand hallway, which sets a welcoming tone for anyone who enters, and the open-plan kitchen and dining room, ready for families to enjoy.

One of the standout features of this home that sets it apart is the presence of balcony spaces and an expansive patio, which provides the perfect retreat for relaxation and enjoyment of the surrounding vistas. It's an ideal countryside location.

The layout and design of the interior spaces prioritise open living, allowing for seamless flow and flexibility in how you could utilise the space. Throughout the day, natural light floods the property and thanks to its south-east facing orientation the property is perfect for outside dining or activities.

In essence, this home exceeded our expectations and has become a proud re-development we've added to our portfolio.*

* 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 and Attic: Approaching the landing on the first floor you will find the double bedroom suite to the right with a well-equipped ensuite with shower room, and ahead a magnificent family bathroom completed to an exact specification.

There are four additional double bedrooms that follow including the impressive principal bedroom suite with access to another immaculate ensuite shower room. Across the rear of the property there is access onto a 700 sq ft of outside balcony terrace space, allowing you to relax and absorb the glorious views of the countryside.











Outside: Detached and part of the striking frontage of Appletrees, there is a double garage with electric doors, with ample storage overhead. The driveway is private, secured with electric gates, and could easily park up to several vehicles, including inside the garaging.

To the rear there is a full wraparound patio space, ideal for al-fresco dining, and a fully lawned and fenced plot, ideal for outside time with the family, whilst simultaneously being easy to maintain. There is a sense of being immersed in the countryside when outside.





LOCATION

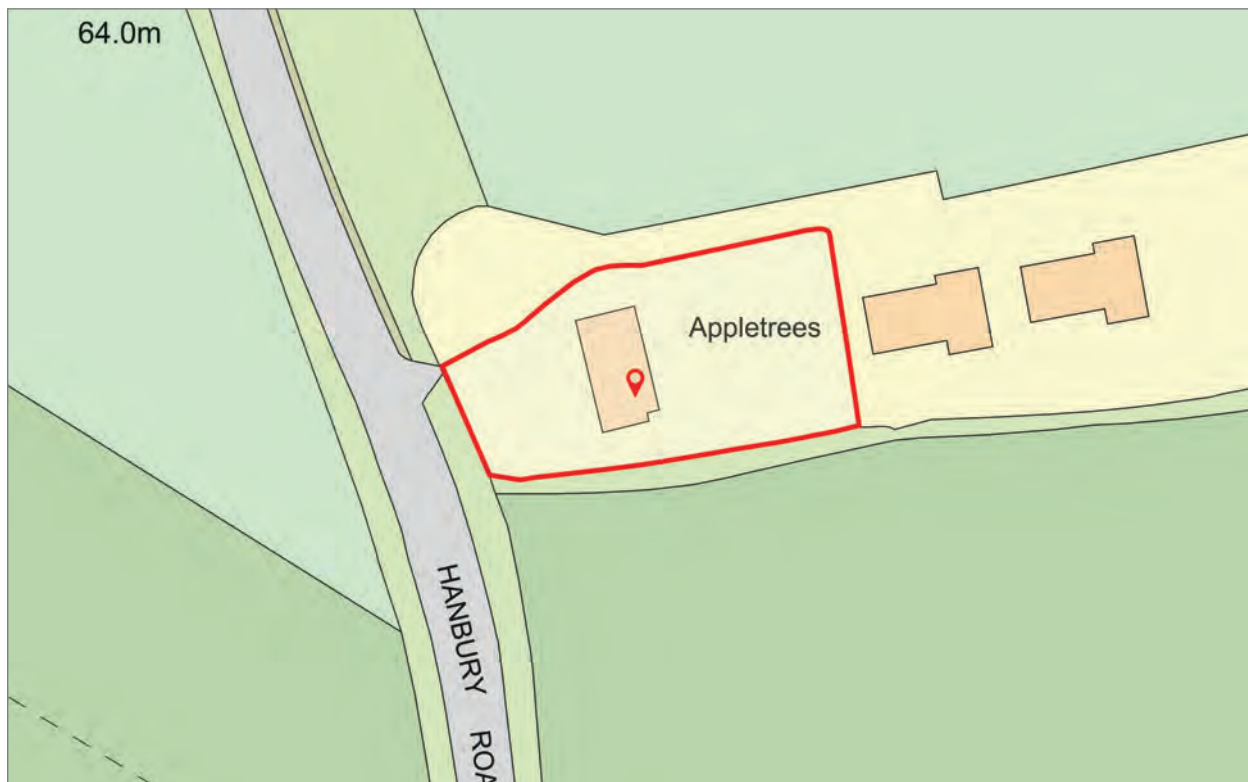
Appletrees offers a unique rural location, surrounded by open countryside and yet it is only minutes away from Bromsgrove. For those who commute, there is an excellent motorway network via the M5 and M42 - which links to the M40, the principal route to London from the West Midlands. Rail services to Birmingham and Worcester operate from the nearby Aston Fields station. Aston Fields is a buzzing area with a number of restaurants and shops and the favourable Queens Head pub is only a short drive away beside the canal.

Bromsgrove itself offers a diverse range of leisure and sporting facilities, including a David Lloyd gym and Bromsgrove Rugby Club. Supermarkets such as Waitrose are located in the town as well as a number of other retail outlets. The popular Bromsgrove School is located a short distance from the property, as well as a number of good state schools.

The cathedral city of Worcester, lying on the banks of the river Severn, provides for high street and boutique shopping, and is characterised by one of England's great cathedrals, county cricket ground, premiersip rugby club, racecourse and university.

The M5 motorway (accessed via J4 of the M5 at Lydiate Ash, Junction 1 of the M42 at Lickey End or Junction 5 at Wychbold), provides for ready access to the north and south west, west Birmingham and the surrounding industrial and commercial areas as well as Cheltenham and its racecourse, Gloucester and Bristol. The M42 also offers access to Birmingham International Airport and the north east. Road travel to London is best via the M40 or M6/M1, both accessible from the M42. The Worcestershire Parkway Railway Station (14 miles) is situated to the east of Worcester, off Junction 7 of the M5, and provides an increased 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. There is also an excellent station in Bromsgrove with direct access to Birmingham New Street.





Services, Utilities & Property Information

Utilities: Mains electricity & water. Gas-fired central heating. Private drainage via a shared septic tank with 4 other properties. Access to EV charging point.

Mobile Phone Coverage: 4G and 5G mobile signal is available in the area - we advise you to check with your provider.

Broadband Availability: Ultrafast full fibre broadband speed is available in the area - we advise you to check with your provider.

Special Note: New windows & doors in 2023. Estate management charge of £1,200 per annum.

Tenure
Freehold

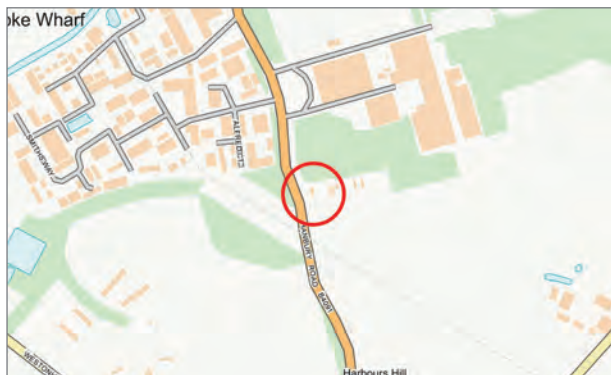
Directions
Postcode: B60 4AF
what3words: ///data.study.once

Local Authority
Bromsgrove
Council Tax Band B.

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

Website
For more information visit www.fineandcountry.co.uk/droitwich-spa-estate-agents

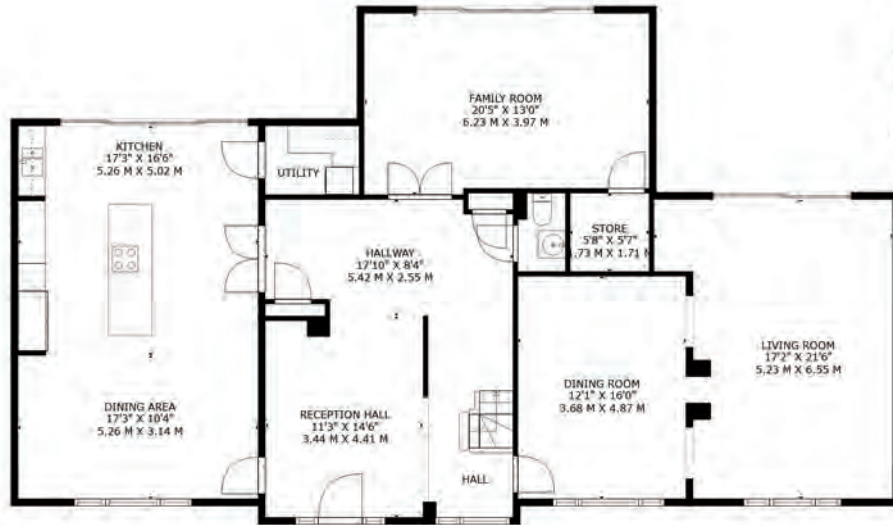
Opening Hours
Monday to Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 1.00 pm



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	77 C
39-54	E		
21-38	F		
1-20	G		



FIRST FLOOR



GROUND FLOOR



GROSS INTERNAL AREA: 2783 sq ft, 258 m²
 GARAGE TOTAL: 402 sq ft, 37 m²
 BALCONY TOTAL: 797 sq ft, 74 m²

OVERALL TOTALS: 3982 sq ft, 369 m²



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 11.03.2024







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