



Himbleton Views
Himbleton | Droitwich | Worcestershire | WR9 7LE

FINE & COUNTRY

HIMBLETON VIEWS

Himbleton Views is a beautifully extended and renovated, four bedroom country home set in circa 1.25 acres in the sought after Worcestershire village of Himbleton, benefiting from easy access to local amenities and transport infrastructure whilst enjoying the rural countryside setting. The property boasts a contemporary, open-plan kitchen/living area, a detached outbuilding with accommodation above, an oak-framed barn and stables with a paddock.



Ground Floor:

Walking through the covered porch and the front door of Himbleton Views takes you into an entrance hallway with an office to the left. The hallway flows through passing a storage cupboard and guest cloakroom to the open plan kitchen/living area. The recently extended and renovated kitchen has been finished to an exceptional standard boasting Miele appliances, a large island with breakfast bar and bi-folding doors leading onto the entertaining terrace and gardens; creating a fantastic space for entertaining. There is a utility room and a door leading outside. The kitchen flows into a spacious living area featuring a contemporary log burner, bi-fold doors across the whole back elevation showcasing garden views. There is a large space for a dining table and this flows into a music room. Double glazed doors lead into the formal sitting room boasting a large inglenook fireplace with an open fire and dual aspect windows.







Seller Insight



“Nestled in the glorious Worcestershire countryside, on the edge of the pretty village of Himbleton is Himbleton Views, a beautiful four-bedroom detached family home that boasts 1.25 acres of land and quite spectacular views. “Our children were already attending the village school before we moved to the property 18 years ago, and Himbleton is such a gorgeous place, and one that we’ve always loved, so when this house came up for sale we jumped at the chance to move here,” says the owner. “We also liked the idea of having land and stables and therefore the opportunity to give our children a really idyllic upbringing, and the fact that we’re surrounded by countryside, yet not too remote was also a huge draw. It’s a place that ultimately has enabled us to enjoy the very best of both worlds.”

“It’s fair to say that the house was in a very sorry state when we came here. It had been empty for quite some time so we had to embark upon a huge project of renovation and refurbishment. We did everything from top to bottom, and we also added a large extension. It’s been hard work but fun and we’ve been able to transform it into our perfect family home. We were also able to make much better use of the space, particularly on the ground floor which is now very open-plan, and we were also able to make the most of this stunning setting by adding a huge set of bi-folding doors right the way along the back of the house, which bring in that amazing view. It’s gorgeous throughout and we’re going to be very sad to leave.”

“Outside we have a beautiful garden, a small orchard and a pony paddock. The garden was quite wild when we came here, but over time we’ve thinned it out, added new plants and created lovely places to sit out, relax and entertain. The children were young when we came here so it was an absolute joy having all of this outside space, and as they’ve grown they’ve used and enjoyed it in different ways so it’s suited all stages of life. It really is such an idyllic place, and when we’re at home we enjoy utter peace and privacy.”

“The huge kitchen/diner is definitely the hub of our home. We’ve just had beautiful Tom Howley units fitted so it’s looking stunning, and it’s both a very functional space and a very sociable part of the house. We cook in there, eat in there, it’s great for a party, and when the sun is shining we can push back the doors and extend the room out into the garden.”

“Our immediate surroundings are so incredibly peaceful and picturesque, yet at the same time we’re just a stone’s throw from Worcester so everything we could possibly want or need is within easy reach. As I said before, we’ve been able to enjoy the best of both worlds.”

“Both the house and garden are very conducive to entertaining. We’ve had big Christmas celebrations here, birthdays with marquees out in the garden... It’s a place we’ve loved sharing with family and friends.”

“What will I miss? All of the above,” says the owner. “It’s a place where we’ve been able to enjoy the most amazing quality of life.”*

* 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 four double bedrooms and a family bathroom. The main bedroom has large fitted wardrobes and a modern en-suite shower room.













Outside:
Himbleton Views is approached through private electric gates and driveway leading to ample gravel parking to the side of the property and to a large oak framed barn. The property occupies circa 1.25 acres with a paddock, a large lawned garden, entertaining terrace and a stable block with three boxes. The recently converted detached outbuilding now features a living space, suitable for an office, and entertaining space with a gym and floor to ceiling windows. Above the detached outbuilding are two double bedrooms, one single bedroom currently being used as an office and a shower room.









LOCATION

Himbleton Views lies within the very sought-after central Worcestershire settlement of Himbleton. A quintessential English village, the focal point of which is the Galton Arms pub. Himbleton is also blessed with a thriving primary school, active village cricket club and parish church.

The Cathedral City of Worcester (7.7 miles), lying on the banks of The River Severn, provides for high street and boutique shopping, and characterised by one of England's great cathedrals, county cricket ground, premiership rugby club, racecourse and university.

The M5 motorway 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 the M5/M42. The M5 South also provides for commuting to Cheltenham and its racecourse, Gloucester and Bristol.

The Worcestershire Parkway Railway Station (8.8 miles) situated to the east of Worcester, off Junction 7 of the M5, is intended to increase the capacity to London as well as reduced journey times. This has already had a significant impact on Worcestershire's accessibility to the capital and other regional centres. Warwick Parkway (26 miles) provides fast, direct trains directly into London and Birmingham.

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 School and Royal Grammar School closer by at Worcester.

For days out and recreation, Himbleton Views is well placed for ready access to the North Cotswolds and Broadway, as well as Stratford-upon-Avon, Great Malvern and The Malvern Hills, and Warwick.





Services

Mains electricity and water

LPG gas

Private drainage via a septic tank

Underfloor heating to the extension and downstairs annex

Superfast broadband connectivity to the main house and annex

Additional Notes

Please speak with the agents regarding recent planning applications in the area.

Paddock land only for agricultural use.

The furniture shown in the property is for display purposes only

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

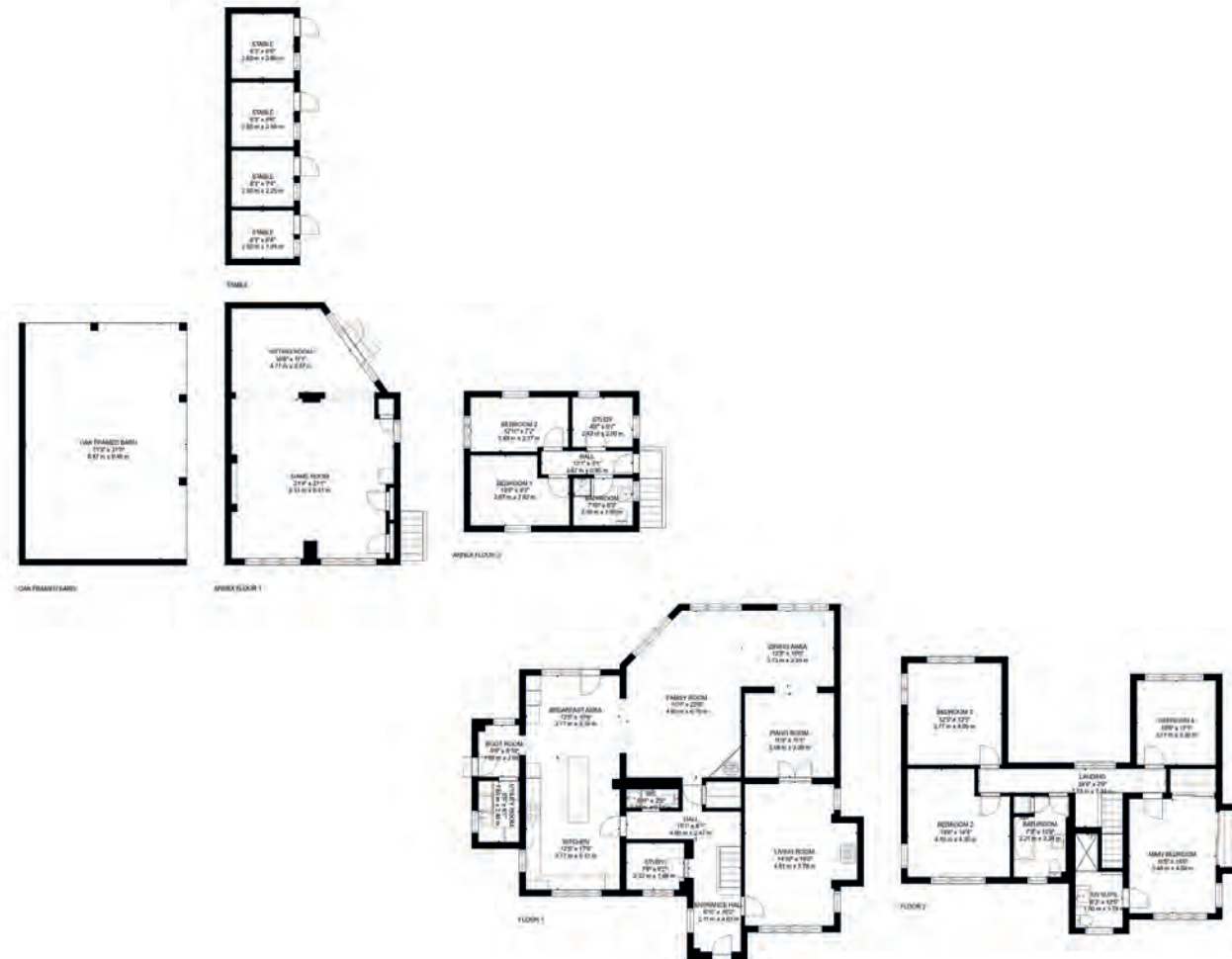
Monday to Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

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GROSS INTERNAL AREA
 FLOOR 1: 1579 sq. ft, 147 m², FLOOR 2: 994 sq. ft, 92 m²
 ANNEX FLOOR 1: 639 sq. ft, 59 m², ANNEX FLOOR 2: 361 sq. ft, 34 m²
 OAK FRAMED BARN: 659 sq. ft, 61 m², STABLE: 252 sq. ft, 23.45 m²
TOTAL: 4243 sq. ft, 394 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	47 E	
21-38	F		
1-20	G		



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 10.05.2024







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