



Rowan House
Manor Farm | Church Lane | Stoulton | Worcestershire | WR7 4RS

FINE & COUNTRY

ROWAN HOUSE

Rowan House is a spacious and well-maintained, detached, family home in an exclusive development, nestled within a sought-after village location. With a private westerly rear aspect, this property boasts three reception rooms plus a generous conservatory, five bedrooms (including a master bedroom with a dressing room and ensuite bathroom), a double garage/workshop, and parking for three cars. The property also offers a generous, private mature garden with a workshop, shed, garden store, and hot tub.



Ground Floor

Upon entering Rowan House through the front door, you are greeted by a spacious entrance hallway benefiting from an understairs storage cupboard and a guest cloakroom. To the right lies the formal dining room, while to the left awaits the study.

Continuing forward, the large sitting room beckons, with a feature fireplace, seamlessly flowing into the spacious conservatory through patio doors, offering a picturesque view of the rear gardens.

At the forefront of the entrance hallway stands the modern, open-plan kitchen/breakfast room, equipped with a range of integrated appliances. This benefits from patio doors leading to the patio, perfect for al fresco dining. Adjacent to the kitchen lies a spacious utility room, with an internal door granting access to the integral double garage, completing the practical and spacious layout of Rowan House.











Seller Insight



“ Reflecting on our time spent in this cherished home, we are filled with gratitude for the countless memories and experiences it has provided. When we first laid eyes on this property, we were drawn to its sense of community, the serene rural setting, and the absence of streetlights, allowing us to gaze at the stars from our garden or hot tub. Over the years, this home has been a sanctuary of comfort and joy, but as our needs change, we recognise it's time to downsize while preserving the essence of community living.

One of the most cherished aspects of living here has been the light, spacious, and easy-to-maintain nature of the home, perfect for entertaining family and friends. While it's difficult to part ways, we're excited for the future and grateful for the wonderful memories we've created within these walls.

Our favourite spots within the home include the hot tub, where we unwind daily amidst the beauty of the garden, and our beloved kitchen, a place of creativity and joy where we enjoy baking and cooking. The home's standout features, from the welcoming porch to the spacious rooms and maintenance-free guttering, have made everyday living a breeze.

The layout and design of the interior spaces are both practical and inviting, with thoughtful touches such as the ensuite in the main bedroom adding to the ease of daily life. Personal touches like the double doors to the dining room have enhanced the functionality of the home, especially when hosting guests.

Outside, the garden and patio have been a source of endless joy, perfect for entertaining guests or enjoying family gatherings. From croquet games to water fights and Easter egg hunts, the outdoor spaces have been the backdrop for countless memorable moments.

As we prepare to part ways with this beloved home, we fondly remember the community spirit that defines this neighbourhood, from street celebrations to surprise birthday parties and shared meals at the village hall. While we may be moving, our commitment to staying connected to this vibrant community remains steadfast.

To future owners, we offer the valuable advice to embrace the village life, take advantage of local amenities and activities, and cherish the moments spent in this wonderful home. Whether you choose to be actively involved in the community or enjoy the privacy of your own space, this home offers endless opportunities for a fulfilling lifestyle filled with warmth and connection.*

* 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 boasts a layout of five bedrooms and a family bathroom. The principal bedroom impresses with its spaciousness, featuring a generous dressing room area and a well-proportioned ensuite bedroom, complete with ample fitted wardrobes. Additionally, three further double bedrooms are complimented with fitted wardrobes and cabinetry, and an additional single bedroom completes this floor.













Outside: The front of the property boasts a well-manicured lawned fore-garden, complemented by a mono block driveway that offers off-road parking for three cars. This driveway conveniently provides access to the double garage, featuring up-and-over doors, power, and light, as well as a rear door. A pathway leads gracefully from the driveway to the front door, completing the welcoming, well-maintained exterior of the residence.

The rear of the property unveils a spacious and mature garden, adorned with ample lawn, and complemented by tasteful shrub borders. A large, paved patio area provides ample space for outdoor gatherings, all while enjoying privacy and the delightful southern-westerly rear aspect. Adding to the allure of the outdoor space is a luxurious 'Saratoga' 6-seater hot tub, perfect for relaxation and entertainment.

Further enhancing the functionality of the garden are a wooden garden shed and a timber workshop, both equipped with mains electric and consumer units, offering versatile space for storage or hobbies. Additionally, a garden store, courtesy light(s), a cold water tap and oil tank provide convenience and utility.





LOCATION

Nestled in the heart of Stoulton, Rowan House offers residents an idyllic countryside retreat with convenient access to a plethora of amenities and transportation options. Just 8 miles away lies the historic cathedral city of Worcester, renowned for its captivating architecture, vibrant cultural scene, and diverse shopping and dining opportunities. Sports enthusiasts will also appreciate the city's county cricket ground, racecourse, premiership rugby club, and rowing facilities.

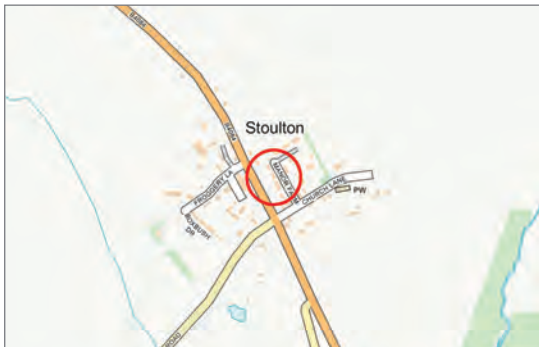
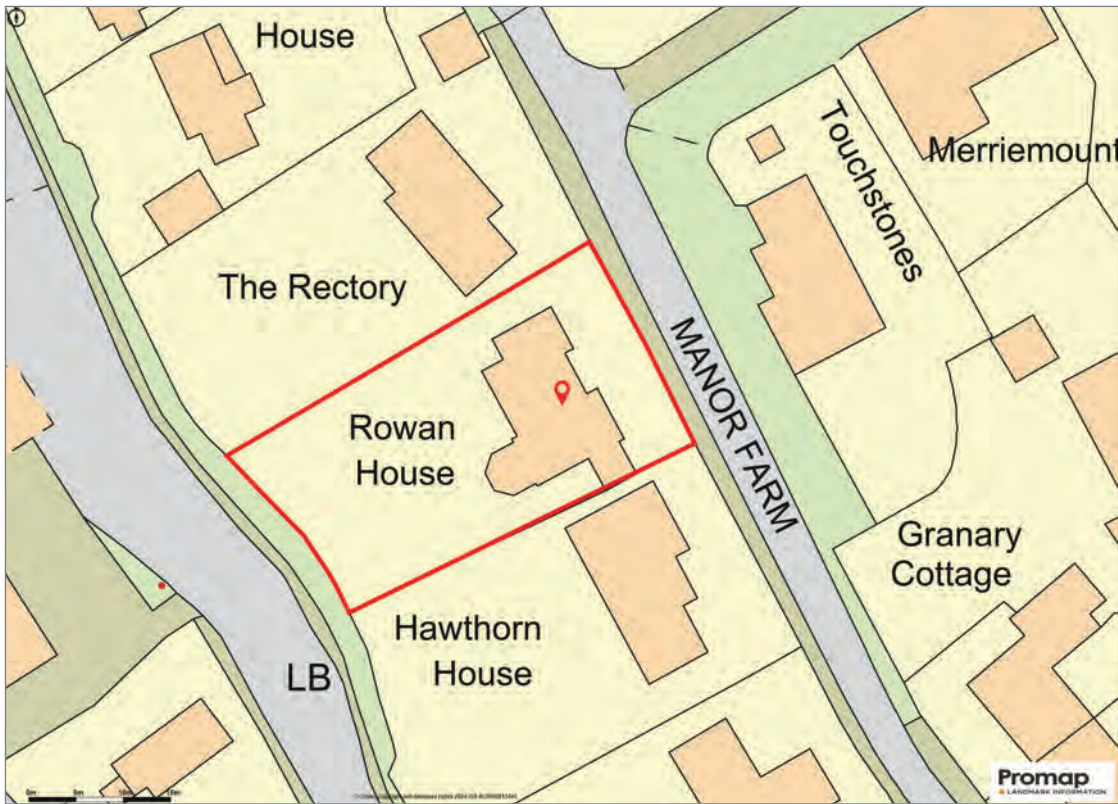
For those yearning for the charm of a traditional market town, Pershore is a mere 3 miles south, boasting picturesque streets adorned with independent shops, lively markets, and historic landmarks. Its Georgian architecture, Abbey, and annual plum festival add to the town's allure.

Within Stoulton itself, residents can enjoy the cosy ambiance of a country pub, the convenience of a farm shop, local community centre and essential services provided by the local garage. For more extensive shopping needs, including a Waitrose, the outskirts of Worcester are easily accessible by a short drive.

Families prioritising education will find themselves well-catered for in the area, with a range of both maintained and independent schools available. Local primary schools in Drakes Broughton and Littleworth, along with secondary schools in Pershore and Worcester, offering quality education options. Worcester's prestigious King's School and Royal Grammar School further enhance the area's educational offerings. Additionally, renowned schools in Malvern (Malvern College and Malvern St James) and Bromsgrove (Bromsgrove School) are within easy reach from Stoulton, as is Bowbrook House in Peopleton, Pershore.

Travelling to and from Stoulton is effortless thanks to its proximity to Worcester Parkway Train Station, providing direct links to London and other major cities. Furthermore, the nearby M5 motorway ensures seamless connections to destinations across the region, making commuting and travel hassle-free for residents of Rowan House in Stoulton.





Utilities, Services & Additional Information

Utilities: Mains electricity and water. Oil-fired central heating. Private drainage via a shared sewage treatment plant (15 users with an approximate annual charge of £425.00 - 2023 - reviewable).

Broadband: Superfast broadband is available in the area – please check with your provider.

Mobile Coverage: 4G/5G available in the area – please check with your provider.

Property Information: Double glazing. There are restrictive covenants applicable to this property – please speak with the agents for further information.

Tenure
Freehold

Local Authority
Wychavon
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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

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



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. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Printed 29.05.2024







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