



Whispering Pines, 210 Worcester Road  
Stoke Heath | Bromsgrove | Worcestershire | B61 7HZ

FINE & COUNTRY



# WHISPERING PINES

---

A high quality, substantially extended, four bedroom, four reception rooms, detached property occupying a strategic location with easy access to local amenities and the local transport infrastructure. Whispering Pines features wonderful views across the Severn Valley to Malvern and a detached double garage with live planning permission (Ref: 21/00210/FUL) for conversion of the outbuilding to a dwelling with single storey side extension and hip to gable. (Circa 0.6 acres).







Ground Floor:

Walking through the front door of Whispering Pines takes you into an entrance hallway. To the right is a dual aspect reception room currently being used as an office. To the left is the spacious living room featuring a marble fireplace, large dual aspect windows and glazed double doors leading into the kitchen. The beautiful kitchen/dining area boasts a large island with a breakfast bar, a glazed orangery with an apex glazed roof and doors leading out onto the entertaining patio. Beyond the kitchen is the entry with two doors leading to the front and rear of the property. There is a bathroom, utility room and a spacious garden room here all with vaulted ceilings and double glazed doors leading onto the entertaining patio. This gives the potential for a downstairs bedroom suite. In addition there is a guest cloakroom located in the hallway.















# Seller Insight

“The views over the Malvern Hills and countryside from the rear of the property are just stunning and were a big part of the appeal for us initially. It's such a sunny and bright home due to the position and every room is filled with natural light, so it's very welcoming and has a lovely ambience,” says the owner.

“We've lived here for just over 5 years and have made some significant changes, including the addition of two extensions which has given us an extra bathroom, laundry room, and garden room. We also created an orangery which opens into the kitchen and lounge. I love spending time in there as it's a calm and peaceful space where I can relax with a good book.”

“The changes continued outside too with the installation of the large patio and a concertina cover over the swimming pool so it can be used all year round. There are different spaces to dine and comfortable rocking chairs where I like to sit with a cup of coffee in the morning. We keep the garden nice and smart with a well-maintained lawn and beautifully shaped box hedges but it's also a fun space to get our hands dirty in the raised vegetable beds. I planted a beech hedge to add to the sense of privacy but we keep it a bit lower in parts so we can take in the beautiful views.”

“The location is ideal as everything we need is easily accessible. There are lots of lovely parks where we can walk with our dog and I particularly like Droitwich Park which is just beautiful. It's a nice place to meet up with friends in the café and have lunch together. We also like walking alongside the canal before stopping off at the Queens Head to enjoy refreshments and food outside in the sun. Aston Fields has some lovely wine bars and restaurants, so we quite often meet up with friends there for a nice meal and a chat.”

“Whispering Pines is perfect for day-to-day family life and entertaining. We often host Sunday lunch for friends and family in the garden during the warmer months and there's plenty of space to accommodate us all inside when the weather isn't so good. The swimming pool is always a big attraction and is perfect for cooling down, exercising, and having fun with guests of all ages.”\*

\* 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 large main bedroom features a dressing room, en-suite shower room and dual aspect windows looking out across the Severn Valley.





















Outside:  
Whispering Pines is approached through private gates and driveway leading up to ample parking to the front of the property. There is a detached double garage with live planning permission (Ref: 21/00210/FUL) to be converted into a separate detached property. To the rear of the property is an entertaining patio and lawned garden both showcasing views of the rolling countryside. In addition there is an outdoor swimming pool creating a great outdoor space for entertaining.















# LOCATION

---

Whispering Pines is situated in Stoke Heath, in the south of Bromsgrove. Bromsgrove is a former market town, identified in the Domesday Book, lying 16 miles north east of Worcester and 13 miles south of central Birmingham. It gives its name to the district council, within Worcestershire, that administers the town and surrounding semi-rural landscape, predominately to its north and east, bordering Birmingham, Wyre Forest and Wychavon.

The town has a thriving community with well supported football, cricket, rugby, tennis and hockey clubs. There is an increasingly prolific gastro culture with cafes, restaurants and pubs, as well as a variety of high street names including Waitrose.

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, premierships rugby club, racecourse and university.

The M5 motorway (accessed via J4 of The M5 at Lydiate Ash, J1 of the M42 at Lickey End or J5 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 newly opened Worcestershire Parkway Railway Station (13 miles) is situated to the east of Worcester, off Junction 7 of the M5, 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.

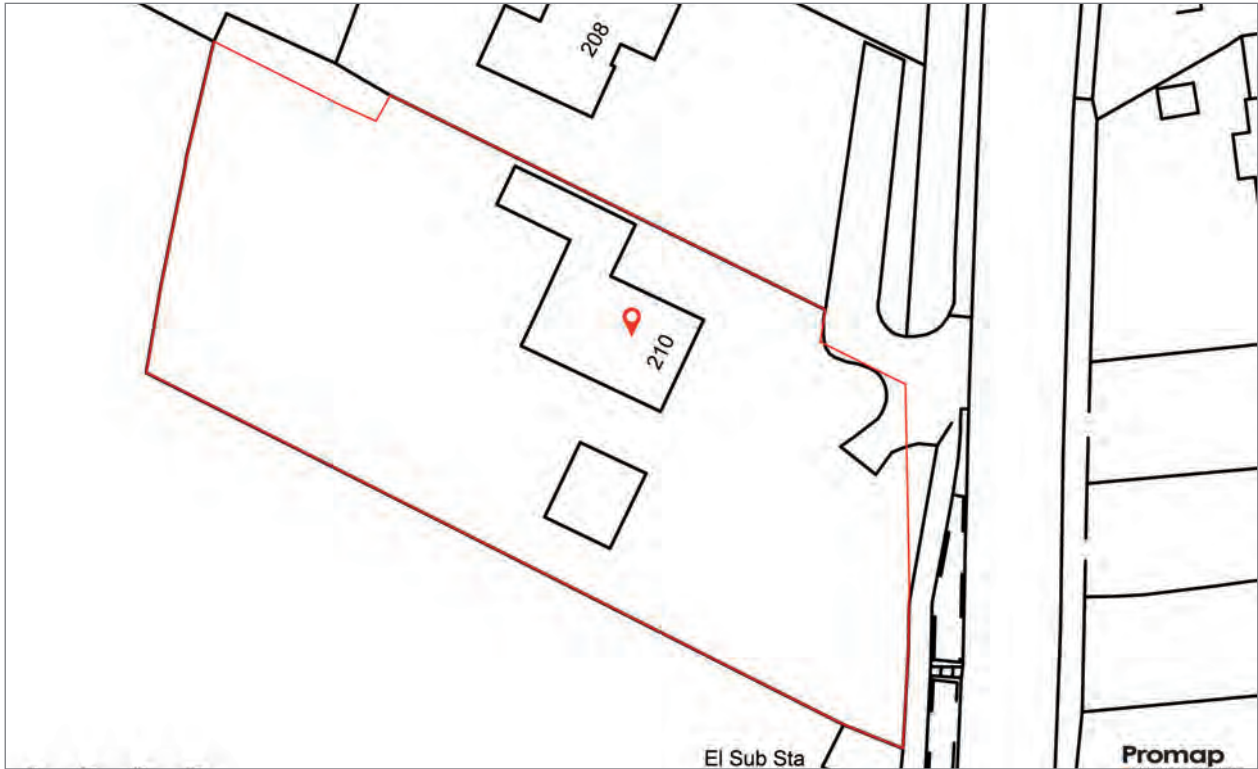
If education is a priority then Worcestershire is blessed with an enviable mix of schooling at all levels, including a variety of independent establishments, allowing parents to select the right environment for their children's needs. These include Bromsgrove School (within the town itself and within walking distance), Winterfold House at Chaddesley Corbett, Malvern College, The Kings Schools and Royal Grammar School at Worcester, The King Edwards Schools in Birmingham and The Alcester Grammar School at Alcester in Warwickshire.

For days out and recreation, Bromsgrove 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 Ludlow.









**Services**

Mains water, drainage, electricity and gas  
 Underfloor heating to kitchen, bathroom, hall and garden room  
 Superfast broadband

**Notes**

Next door property has access over Whispering Pines driveway.

Planning approved for conversion of outbuilding to dwelling with single storey side extension and hip to gable. Planning Reference: 21/00210/FUL

**Tenure**

Freehold

**Local Authority**

Bromsgrove District Council  
 Council Tax Band G

**What3words**

///curving.buns.button



**Viewing Arrangements**

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

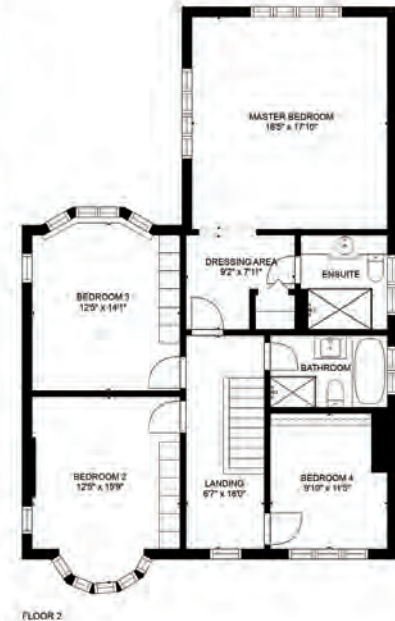
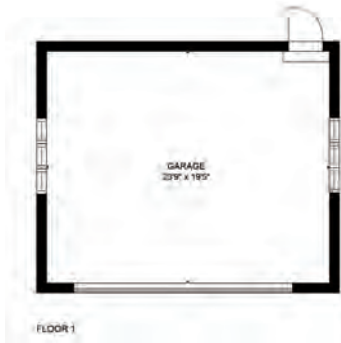
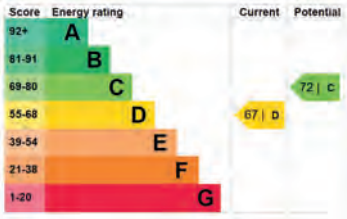
**Website**

For more information visit [www.fineandcountry.com](http://www.fineandcountry.com)

**Opening Hours**

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





GROSS INTERNAL AREA  
 FLOOR 1: 1941 sq. ft, FLOOR 2: 1113 sq. ft  
 EXCLUDED AREAS: , GARAGE: 463 sq. ft  
 TOTAL: 3054 sq. ft  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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 13.10.2023











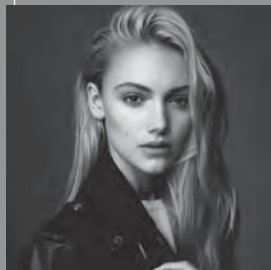
HALINA DAY

Fine & Country Droitwich Spa  
T: 01905 678111 | M: 07920 857 582  
email: halina.day@fineandcountry.com



RICHARD HARPER

Fine & Country Droitwich Spa  
T: 01905 678111 | M: 07801 734 216  
richard.harper@fineandcountry.com



CATHERINE NEILSON

Fine & Country Droitwich Spa  
T: 01905 678111 | M: 07729 801 143  
catherine.neilson@fineandcountry.com

YOU CAN FOLLOW US 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 the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the 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.



Fine & Country  
Tel: +44 (0)1905 678111  
droitwich@fineandcountry.com  
12 Victoria Square, Droitwich Spa, Worcestershire WR9 8DS

