Bearwood
Hillside | Martley | Worcestershire | WR6 6QW

FINE & COUNTRY

BEARWOOD

Bearwood is an exceptionally presented property which boasts stunning views across the open countryside of Worcestershire. Nestled in Hillside in between Martley and Great Witley this spacious bungalow has been extended and renovated to a very high standard with quality fixtures and fittings found throughout. All modern facilities such as electrically operated gates, CCTV and high specification bathrooms have been installed, as well as Sharps fitted bedroom furniture to two of the four bedrooms. Bearwood sits in approximately one acre of mature gardens with a water feature, growing areas for the keen gardener and fruit trees. There is also a double garage, currently used for storage and as a purpose-built gym. Viewing is highly recommended to appreciate this unique family home.

Accommodation Summary

A large oak and glass framed porch has been recently added to the property giving it a grand entrance with attractive Herringbone flooring which extends to the dining room. Sharps fitted office furniture has been installed in the dining room making the space versatile and space saving.

The spacious sitting room is located off the dining area and has a stunning brick feature fireplace with an oak lintel and a large log burning stove. Patio doors lead to the rear garden and the outdoor covered seating area.

The large kitchen has a hand painted blue kitchen with granite worktops and has space for a dining table. Appliances include a Bosch dishwasher, Rangemaster cooker, Neff built-in microwave and extractor fan, recycling bins and an American fridge freezer. A useful utility room is found off the kitchen with further storage units, a sink and washing machine and dryer (included in the sale). A boot room is located at the rear of the property - again off the kitchen which is a perfect space for dogs.

The bedroom accommodation is all on the ground floor and is made up of four large bedrooms, three ensuites and a family bathroom. The main bedroom includes fitted furniture and a wet room ensuite with an attractive vanity unit and heated towel rail.

Bedroom two has a range of newly installed Sharps bedroom furniture including a wall of wardrobes, a light up dressing table and bedside tables - this room shares a bathroom with bedroom four. Secret doors disguised as fitted wardrobes lead from bedroom four to the Jack and Jill shower room which has a walk-in shower, heated towel rail and light up bathroom cabinet.

Bedroom three has an ensuite shower room with a fitted storage unit, vanity unit, heated towel rail and light up mirror.

There is also a large family bathroom with a large walk-in shower, separate slipper bath, heated towel rail and vanity unit.

Seller Insight

The captivating views from the front of the property, particularly at the top of the orchard, were a significant draw for us. From there, you can gaze upon the sprawling Bulmers orchards and the picturesque Malvern Hills. The area is also a haven for walkers, with many trails including the Martley circular walk adding to its charm.

As a keen gardener, the garden has been one of my favourite aspects of living here. We've designed it to be as easy to maintain as possible, using terram throughout the planting areas and bark to help manage weeds. The serene environment and the thoughtful layout make it a joy to tend to and relax in.

The sitting room is a beloved spot, offering a beautiful view out to the front of the house. It's a cosy space where we can unwind and enjoy the tranquil surroundings. The house boasts a large kitchen, perfect for family gatherings and entertaining friends. It allows everyone to sit around the table while preparing food. Additionally, the dining room offers ample space for hosting larger groups, making it a welcoming environment for social events.

The layout of the house has been designed to ensure comfort and sufficient space for everyone to have their own time when needed. The decor in greys, blues, and whites creates a calm and relaxing atmosphere, tailored to our tastes and lifestyle.

Bearwood has been our haven for approximately 26 years, offering a sanctuary from the stresses of running a structural steelwork business. The garden, with its various spaces to relax, walk, or simply sit, has been a vital part of our daily routine, providing much-needed respite and peace.

The house is bright throughout the day, thanks to the windows and French doors on three sides of the living room. This design allows natural light to flood the spaces, creating a warm and inviting ambiance.

The outdoor spaces are quiet and peaceful, with neighbours not being too close. The patio area is a "walled area" that traps the sun, making it an excellent spot for tanning with shaded areas available if needed. The garden's design offers both sunny and shaded areas, catering to various preferences throughout the day.

While we haven't hosted many notable events, the house has been perfect for accommodating friends and family for weekends and large gatherings. The ample bedrooms and spacious living areas have made it a comfortable place for our grandchildren and guests.

We have made several significant improvements to the home, including the addition of an oak-framed porch and the extension of the bedroom to include a Jack and Jill ensuite. This year, we completed the block-paved drive and planting areas, complemented by electric gates.

The neighbourhood offers a sense of community, with the village shop in the centre of Martley just a 45-minute walk away. Although we work full-time and don't know many people, the local farmer who lives five minutes away is a friendly and familiar presence. Martley Leisure Centre offers a gym and various classes, providing opportunities for fitness and social interaction. The cricket ground and village hall in Martley host numerous activities throughout the year, fostering a strong sense of community.

*Bearwood's location has been ideal for us. The local school, The Chantry, has a good reputation, and both of my nieces attend there. The house's proximity to essential services and amenities has been a significant advantage, making it a convenient and enjoyable place to live.**

* 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.

LOVE

Outside:
The property is approached through electrically operated gates and into a large driveway with parking for several vehicles. There is a spacious double garage with a storeroom. The current owners use the garage as a home gym and extra storage.

The gardens to the rear have been tastefully and thoughtfully designed and have a range of mature trees, shrubs and flowers beds with a stunning waterfall feature. A large patio provides various entertaining areas and a steel pagoda with an opening slatted roof providing a perfect spot for all weather enjoyment. A wooden BBQ hut has heating and lighting and provides an alternative space for socialising with friends and family.

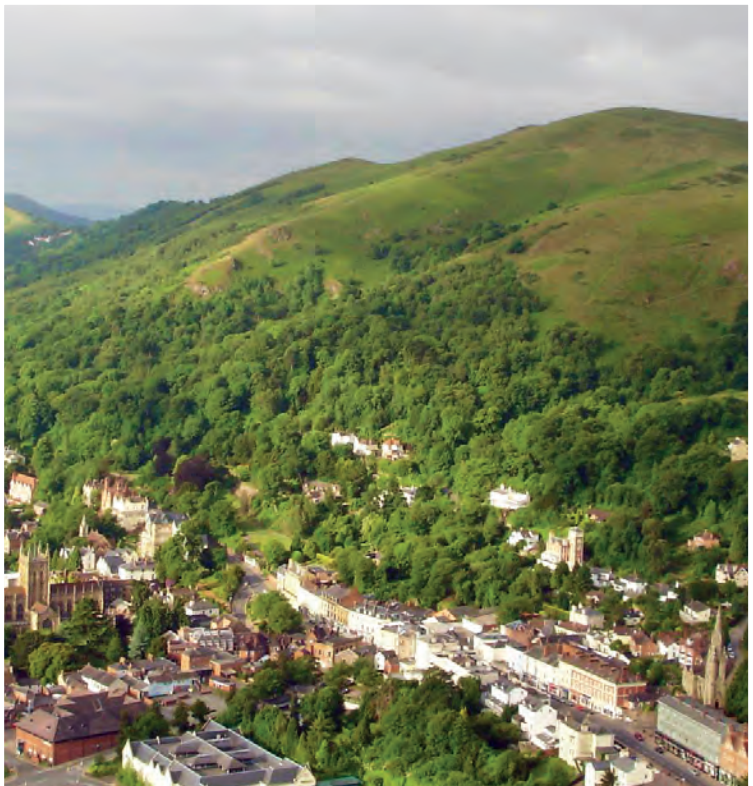
For the keen gardeners there are raised beds and a fruit cage, as well as a sturdy greenhouse, wooden shed and poly tunnel. There are also external dog kennels. Lawned areas and fruit trees are found to the rear of the growing areas - and there is a bench at the very top to enjoy the sunsets and outstanding views across the fields of Worcestershire.

LOCATION AND HISTORY

Bearwood is located in Hillside nearby to the popular rural village of Martley. Local amenities can be found in Martley and include a village shop with post office services, a petrol station, public house, Church of England primary school and a church. Nearby in the village of Great Witley there is a doctors' surgery for the area, the historic English Heritage property of Witley Court and a magnificent church.

All major facilities are available in the cities of Worcester and Birmingham, both of which are easily accessible and offer excellent high street shopping, supermarkets and extensive social, cultural and leisure facilities. The historic cathedral city of Worcester also boasts first class sporting facilities including premiership rugby at Sixways, country and international cricket at New Road and horse racing on the banks of the River Severn.

Worcestershire is a county with an excellent choice of schools both in the private and public sector. Bearwood falls under the catchment for Martley Church of England Primary School which feeds into the well-respected Chantry School in Martley. Alternatively, a choice of fee paying schools include Abberley Hall, the King's School, the Royal Grammar School, King's Hawford, Bromsgrove School, Malvern St James and Malvern Cottage.



Utilities, Services & Property Information
Utilities: Mains electricity & water. Private drainage via septic tank & soakaway. Oil-fired central heating.

Services: Access to an electric vehicle charge point. CCTV camera connected to phone and doorbell. New boiler 2021. Majority of windows replaced in 2022. Standard broadband and 4G mobile coverage available – please check with your local provider.

Parking: Double garage and driveway parking for 4+ cars.

Construction: Brick and timber.

Additional Property Information: Restrictive covenants in the title deeds – please speak with the agent for further details.

Tenure
Freehold

Directions
Postcode: B60 1LJ
what3words: ///loaf.model.salad

Local Authority
Malvern Hills
Council Tax Band F

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

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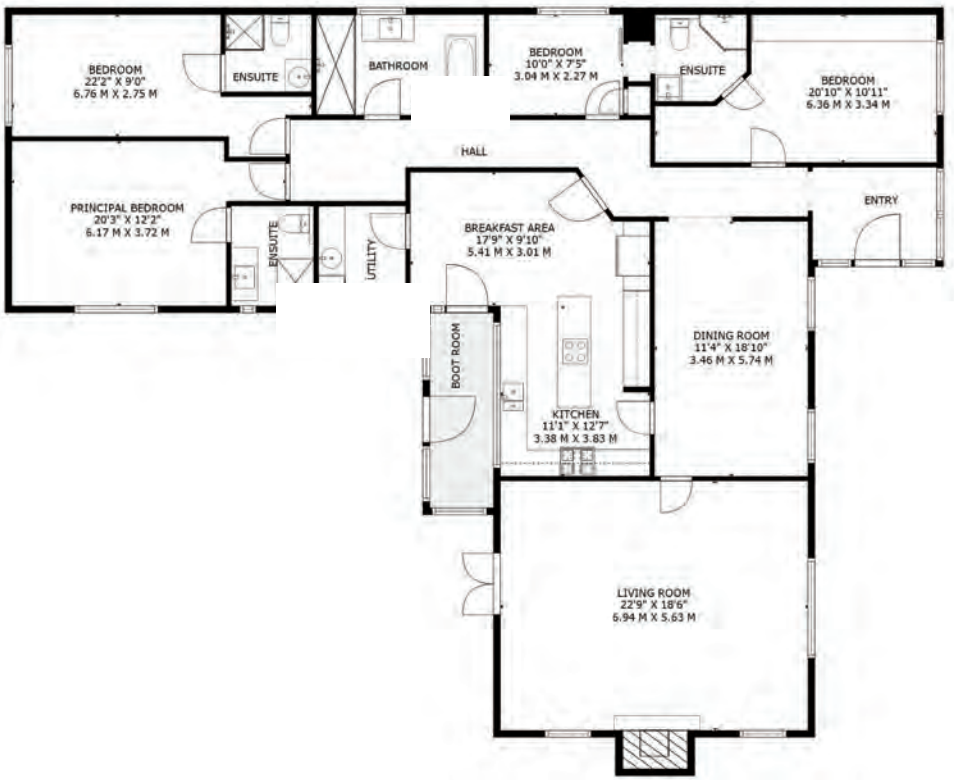

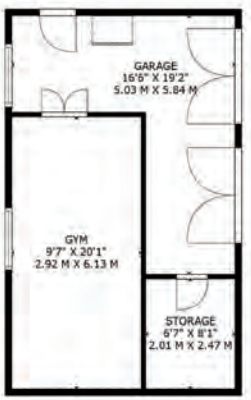

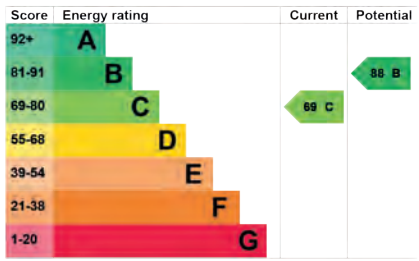

GROSS INTERNAL AREA: 2440 sq ft, 226 m2
GARAGE & OUTBUILDING: 252 sq ft, 24 m2

OVERALL TOTALS: 2692 sq ft, 250 m2
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

The Property Ombudsman

APPROVED CODE
TRADINGSTANDARDS.UK

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 10.06.2024

FINE & COUNTRY

VANESSA BRADFORD

Fine & Country Droitwich Spa
T: 01905 678111 | M: 07967 046051
email: vanessa.bradford@fineandcountry.com

Vanessa is a Real Estate specialist who has worked within the upper quartile of the property market for many years and demonstrates exceptional knowledge, experience and skill. She shows owners how to achieve the best possible prices for their homes and uses her considerable negotiating skills to ensure that all offers reach their full potential. She has grown up in Worcestershire and lives with her husband, daughter and 4 dogs in the small hamlet of Oddingley. She supports the Fine and Country Foundation, helping the homeless and less fortunate by organising charity events locally. In her spare time, she loves walking her dogs, cooking and travelling.

YOU CAN FOLLOW US ON

Absolutely fantastic. The best service from any estate agent - and I've met a few. Vanessa is a superb professional, and exceeded all our expectations both in her approach and what she achieved in selling our house, sold the weekend it went on the market. Thanks to her and the whole team. Highly recommended."

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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 over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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

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