



Hill View
Northwick Road | Bevere | Worcestershire | WR3 7RE

FINE & COUNTRY

HILL VIEW

Built in 2010, Hill View is an architectural gem - the perfect blend of period charm and contemporary living, exuding elegance and style. Every aspect of this meticulously crafted home has been thoughtfully curated to showcase the finest materials, impeccable craftsmanship and exquisite attention to detail.



Set in circa 3 acres, with reception accommodation on the first floor, Hill View has been strategically designed to take full advantage of the uninterrupted views of the spectacular Worcestershire countryside, overlooking Woodbury and Abberley Hills. This extraordinary home has five generous double bedrooms, all with ensuite bathrooms. The expansive open plan layout creates a versatile and dynamic environment, carefully tailored to meet the needs of a modern family, fostering a warm, inviting atmosphere. It benefits from two office spaces, a large open plan lounge and snug/media area overlooking the stunning views, and a kitchen/dining area that seamlessly flows to the living room, stepping outside to a large balcony with an outdoor kitchen and dining terrace.

The versatility of this home extends further to feature a separate sitting room, thoughtfully equipped with a private bedroom, bathroom and lounge space. This dedicated section within the home is perfect for accommodating guests or providing privacy for family members but could easily be used for further office or leisure space. There is a triple garage interconnected to the main property, linked by a large, well planned utility room. The jewel in the crown is the infinity garden, which is truly breathtaking, extending to the vast views of the hills beyond. Located close to Claines village and just 2.5 miles northwest of the centre of Worcester, Bever is within easy reach of excellent transport infrastructure and schooling.

First Floor:

The stylish staircase leads to the breathtaking view of the rear infinity garden and the Woodbury and Abberley Hills beyond – a truly spectacular entrance to a vast open plan living area that benefits from underfloor heating throughout.

To the right, there is a spacious office/library area adorned with exquisite bespoke contrast cabinetry crafted by Neville Johnson, with a nook for further use as a piano/bar/ recreational area. This area has a large apex window with glazed door opening to the balcony and also benefits from the dual aspect window to the front of the property.

To the left of the staircase is the contemporary, open plan kitchen, with a central quartz peninsula with bar stool seating. It features a wealth of integrated Siemens and Neff appliances, including two ovens with warming drawer, two fridges, an induction hob, dishwasher and stylish storage. The sink, with a convenient waste disposal facility and filtered water tap, is well placed under a window with views of the front elevation. Seamlessly flowing from the kitchen is the dining area, capable of hosting a 12-seat dining table, effortlessly combining the functionality of the space with exceptional design, stepping out onto a large balcony through bifold doors to an outdoor kitchen and further dining area. The IPE hardwood balcony with steel and glass balustrade has access to the rear gardens and lower patio area which has a beautiful, contemporary water feature and further dining/seating areas.

Located off the kitchen/dining room is the open plan lounge area, cleverly interconnecting a delightful lounge and snug/media area, creating a highly versatile space with further bifold doors and Juliette balcony, showcasing the extraordinary views. The stunning high ceilings and automated skylight windows enhance this light and airy space. The main lounge area has bespoke Neville Johnson cabinetry and a unique Contura fireplace, which can be used as an open fire or as a glass fronted contemporary stove. The glass hearth brings a modern, understated, and functional element to the fireplace.

This floor has a stylish, conveniently placed WC with a strategically placed plant room beyond.

Throughout the property is motion and timer activated low level lighting and a 5-amp ambient lighting circuit. Powder coated aluminium windows on the front elevation have integral blinds.

The versatility of this home goes above and beyond with the exceptional feature of an exclusive living area equipped with a private bedroom, bathroom, and comfortable lounge space. This dedicated section within the house offers a multitude of possibilities, making it perfect for accommodating guests, providing privacy to family members, or even serving as an additional office or leisure area. The separate living area in this home really elevates its functionality and adaptability for the modern family.









Seller Insight

“ We had been looking for the ideal location to build our dream family home within a 3-mile circumference of Worcester city centre,” say the owner-builders of Hill View. “We were blown away by the glorious and expansive views from Hill View and couldn't quite believe we had found such a quiet countryside plot so close to the city. Having discovered the perfect location, we poured our hearts and souls into designing and building this beautiful home. Although we have lived here for over 12 years now, we are still amazed by this quiet haven so close to the city.”

“It is hard to pick a favourite part of Hill View as we have so many,” the owners continue. “The first floor with its stunning views is beyond compare. Newly arrived visitors invariably exclaim ‘Wow!’ when reaching the top of the stairs. Meanwhile, the indoor/outdoor nature of the kitchen/dining/balcony area makes us feel like we are on holiday 365 days of the year, whether soaking up the sun and enjoying al fresco dining; or relaxed and snug in a blanket watching the sunset then looking up at the night stars – it is truly magical.”

This is the ideal home for all aspects of everyday life and for entertaining. “Whether you seek company or solitude there is a perfect space within the house and gardens,” say the owners. “The versatile first floor bedroom suite has accommodated many overnight guests and sleepover parties as well as friends and elderly family members in need of rest and recuperation. We have yet to find the upper limit on the number of guests Hill View can comfortably accommodate: Christmases full of family and friends, Summer barbecues, birthday parties for 100 guests and most recently a seated celebratory dinner for 30 were all effortlessly achieved.”

“Day to day, we love to work from the first-floor library looking out over the gardens to the countryside beyond,” the owners continue, “the only distraction being the constant bird-song, or occasional passing roe deer or fox. Such is the seclusion of our location, that in Summer we throw open the doors of the principal suite at night to sleep with the scent of the lavender wafting in and wake to the morning sunlight and beautiful countryside views.”

Indeed, the tranquil setting of Hill View is part of what makes it so special: “A few steps from the house takes us through the beautiful conservation area of Bever Green, leading down to historically significant Bever Island and idyllic walks along the banks of the River Severn. A stroll with friends often leads to the farm shop, the Bever Art Gallery café or the nearby 15th century coaching inn.”

Hill View isn't only a beautiful home, it is a wonderful lifestyle.*

* 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.





Ground Floor:

Entry to the property is through a traditional yet contemporary oak, stone and granite porch, into a large hallway which leads to four generously sized double bedrooms, all of which have impressive, contemporary ensuite bathrooms. The principal suite has elegantly designed fitted wardrobes, a large bathroom and a private decked veranda accessed by bifold doors, showcasing the fabulous views and flowing out to the rear garden. The ground floor also benefits from a separate office fitted with Neville Johnson bespoke cabinetry, storage cupboards and a large, well-planned utility room that provides access to the garages and the rear garden.









Outside:

Access to the front of the property is via hardwood electrically operated gates with intercom. The private driveway extends to the side of the property and offers access to the gated field/paddock area.

Bespoke hardwood electric doors provide access to the triple garage.

A slate roof, granite window cills and copings, and powder coated aluminium box guttering compliment the prestige finish.

A lower patio with a beautiful water feature and a private decked terrace leading from the principal suite. A large balcony of IPE hardwood framed by a stainless steel and glass balustrade runs the length of the main living area creating a contemporary outdoor living space hosting an outdoor kitchen and large dining area with steps down to the side of the property accessing the lower patio and the side driveway, also leading to the front drive.

Mature, established, well-maintained private gardens to the rear, forming an infinity garden that drops to the paddock/field area beyond, providing seamless views to the Woodbury and Abberley Hills.











LOCATION

Hill View is located in Bevere, a sought after northern residential suburb of Worcester, close to the village of Claines and only 2.5 miles north of Worcester City Centre. Claines has a primary school, parish church and traditional pub.

The property is strategically situated 3 miles from junction 6 on the M5 motorway giving easy access to both the north and south.

The county town and Cathedral city of Worcester, lying on the banks of The River Sever, is characterised by one of England's great cathedrals, its racecourse, county cricket ground, and University. Worcester has a wealth of boutique and high street shopping opportunities, independent and branded eateries and bars, museums, art gallery and leisure facilities.

Omersley (3.5 miles) is one of the most sought after and charming villages in Worcestershire. The first known reference to the village was the granting of a Charter to Abbot Egwin, later Saint Egwin, of Evesham Abbey in 706 AD. Omersley was part of a Royal Forest until 1229. The forest gives the village its name. The village of Omersley boasts a whole host of amenities including a butcher's shop, delicatessen, primary school, doctor's surgery and parish church together with many public houses and restaurants.

The M5 at junction 6 (3 miles) provides ready access to Birmingham (30 miles) and the surrounding industrial and commercial areas, as well as Birmingham International Airport (36 miles) and the M40. London (131 miles) is best accessed by the M40, via the M5/ M42. The M5 south also provides for commuting to Cheltenham and its racecourse (29 miles), Gloucester and Bristol (66 miles). The Worcestershire Parkway Railway Station, 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 a significant positive 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, Malvern College and both The Kings School and Royal Grammar School closer by at Worcester. The Prep school, King's Hawford, is less than a mile away and RGS The Grange Prep school is 1.7 miles away.

For days out and recreation, Hill View is well placed for ready access to the north Cotswolds and Broadway (24 miles), as well as Stratford-upon-Avon (27 miles), Great Malvern (12 miles) and the Malvern Hills, Hereford (30 miles) and Ludlow (31 miles). The west coast of Wales, at Aberdovey, is 102 miles away.





Services

Mains electricity and water
ASHP fuelled underfloor and radiator heating
Private drainage via a septic tank
Superfast broadband

Tenure

Freehold

Local Authority

Wychavon District Council
Council Tax Band G

Viewing Arrangements

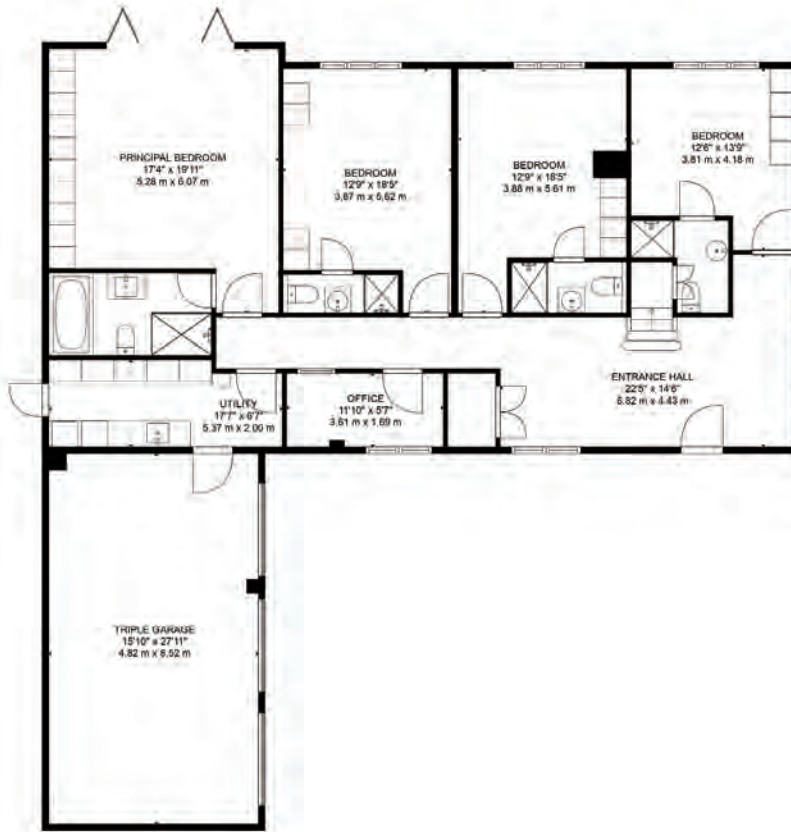
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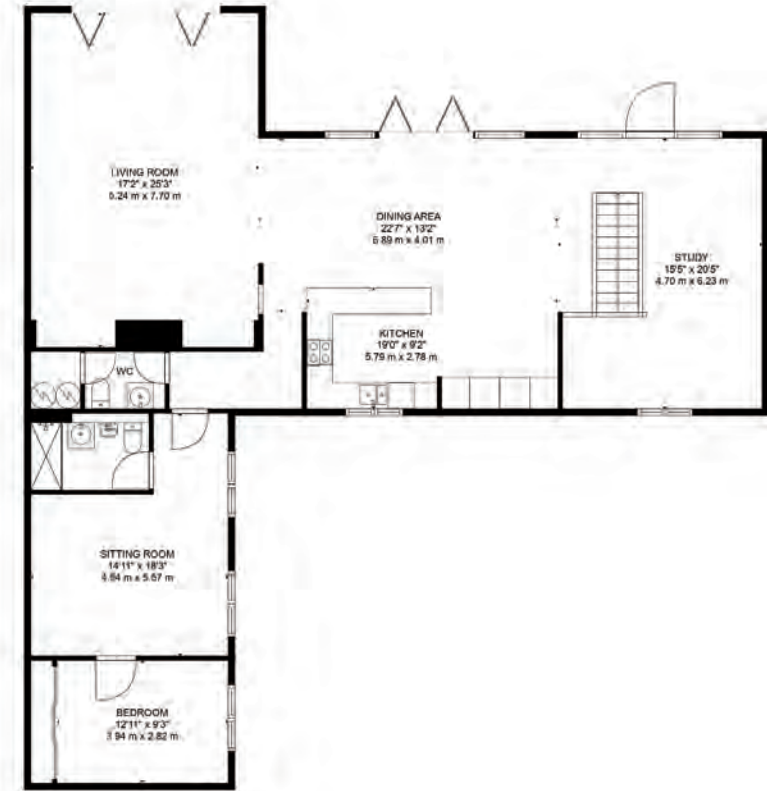
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Opening Hours

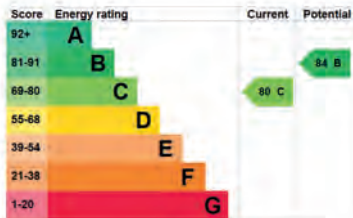
Monday to Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 1.00 pm



GROUND FLOOR



FIRST FLOOR



GROSS INTERNAL AREA
 GROUND FLOOR: 2081 sq. ft, 193 m², FIRST FLOOR: 1713 sq. ft, 159 m²
 TOTAL: 3794 sq. ft, 353 m²
 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 18.10.2023







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