



Worcester | WR6 5JB



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A stunning, bespoke new-build home located in the highly sought-after village of Bransford, Worcestershire. Set on a generous plot with far-reaching countryside views, this exceptional property offers luxurious and spacious accommodation throughout, crafted to the highest standards of design and comfort.

Location:
Bransford is a charming village and parish nestled at the southern end of the picturesque Teme Valley, lying on the boundary between Worcestershire and Herefordshire. Surrounded by rolling countryside and close to the River Teme and the neighbouring village of Leigh, Bransford enjoys a tranquil rural setting while remaining well connected. Conveniently located on the main route between Worcester and Hereford, the village benefits from a range of local amenities, including The Fold—a popular eco-centre featuring a café, farm shop, and artisan studios—Bransford Golf Club, and a petrol station. Just 5 miles away, the renowned spa town of Malvern offers a wealth of amenities, including highly regarded schools, a Waitrose supermarket, a thriving theatre, a cinema, and access to breathtaking walks along the ridges of the Malvern Hills—an Area of Outstanding Natural Beauty. The historic cathedral city of Worcester, approximately 4 miles from Bransford, provides an extensive range of facilities, including shopping, dining, cultural attractions, and leisure options. Transport links are excellent. The new Worcestershire Parkway Railway Station, located to the east of Worcester near junction 7 of the M5, offers fast and frequent services to London and Birmingham, with reduced journey times. Worcester and Malvern also benefit from direct rail connections to both cities. The M5 motorway is easily accessible, making commuting and travel further afield highly convenient.

Education:
Worcestershire offers a wide range of educational options at all levels. The area is well served by excellent state and independent schools, including Malvern College, and both The King’s School and The Royal Grammar School in Worcester. The nearby village of Colwall is home to the well-regarded The Elms preparatory school. Locally, Leigh and Bransford Primary School and Dyson Perrins Church of England Academy in Malvern provide strong choices for families seeking quality education.





Accommodation Comprising Of:
Entrance Hall, WC, Kitchen/Diner/Family Room, Laundry Room, Sitting Room, Sun Lounge, Four Double Bedrooms and three en-suites, House Bathroom, Double Garage, with potential for additional living accommodation.

Ground Floor Accommodation:
A partially enclosed porch offers a warm and welcoming entrance into the spacious reception hall, beautifully finished with herringbone oak flooring that sets the tone for the quality found throughout the home. There is a superb sense of flow across the ground floor, enhanced by the air source heat pump system, which delivers underfloor heating downstairs and radiator heating to the first floor, ensuring comfort year-round.

The impressive kitchen is both light-filled and exceptionally well-appointed, featuring an extensive range of wall and base units complemented by luxurious quartz worktops, with LED lighting. This contemporary space offers excellent storage and functionality while maintaining a sleek and elegant aesthetic. Integrated appliances include a full height Zanussi fridge and full height Zanussi freezer, an AEG double oven, AEG induction hob and AEG cooker hood over, Zanussi dishwasher. A striking brushed copper sink and tap are beautifully positioned beneath the front facing window and provide an elegant feature in this delightful kitchen. This magnificent room extends seamlessly to the rear, with bifold doors that open to the garden, creating a perfect blend of indoor-outdoor living. The space is generously proportioned, offering ample room to be used as both a dining area and a family room, making it an ideal setting for entertaining guests or enjoying quality time with loved ones. A most useful study is located off the family area with a single aspect window. Beautiful oak doors, a consistent feature throughout the home, lead into the well-appointed laundry room. This practical space offers an excellent range of wall and base units, space for white goods, along with a thoughtfully designed area that's perfect for muddy boots and coats—ideal for busy family life or returning from countryside walks. There is a boiler room within the laundry and an external door providing access to the rear of the property.

From the hallway, double partially glazed French doors open into the superb sitting room, a beautifully designed space that has been thoughtfully arranged to include an additional sun lounge. This light-filled area enjoys bifold doors opening out to the rear garden, creating a seamless connection with the outdoors. A striking feature fireplace, set on a granite hearth, offers space to install a fire of choice, providing a natural focal point and adding warmth and character to this elegant living space. To complete the downstairs living accommodation is a spacious WC with low level toilet, hand wash basin and useful cloaks cupboard with automatic light.

First Floor Accommodation:
A bespoke oak and glass staircase invites you to the four bedrooms and house bathroom. To the rear of the property are two superb bedrooms, both featuring Juliet balconies that frame the spectacular countryside views and flood the rooms with natural light. These tranquil retreats offer a true sense of connection to the surrounding landscape. The principal bedroom boasts a luxurious en-suite, beautifully finished with elegant porcelain floor and wall tiles. The space includes a large walk-in shower, toilet, and a stylish wash hand basin set within a contemporary vanity unit, combining functionality with refined design. Bedroom Two benefits from a spacious en-suite, featuring a double corner shower, low-level toilet, and a hand wash basin set within a corner vanity unit, providing both style and practical storage. Bedroom Three also enjoys the comfort of its own en-suite, complete with a corner shower, toilet, and vanity unit with integrated hand wash basin, making it perfect for guests or family members seeking privacy. Bedroom Four is a generously sized double room, ideal as a guest bedroom, study, or additional family space. The family bathroom is a standout feature of the home, designed with luxurious porcelain floor tiles and half-height tiled walls, creating a sense of sophistication. A large claw-foot bath offers a touch of classic elegance, complemented by a toilet and a vanity unit with an encased hand wash basin. An automatic Velux window provides natural light and ventilation, enhancing the ambiance of this beautiful space. Completing the first floor is a most useful storage cupboard on the landing, adding to the home's practicality and well-thought-out layout.

Outside:
The property is approached via double electric gates that open onto a gravelled driveway, offering





ample off-road parking and a sense of arrival. A detached double garage features an electric roller door and leads into a highly versatile additional space, ideal for conversion into an annexe (subject to planning), a spacious home office, or a guest suite. The ground floor includes a kitchen area with porcelain tiled flooring and fully installed services, ready for fitting. A shower room with toilet is already in place, enhancing the space's usability and flexibility. Stairs lead to a substantial first-floor room, flooded with natural light from three Velux windows. This area could serve as a studio, living area, or further bedroom, and includes an additional room suitable for storage or conversion into a walk-in wardrobe. Eaves storage adds further practicality, while a separate WC with toilet and basin completes the upper level. The property enjoys a wrap-around garden, thoughtfully landscaped and laid to lawn, bordered by mature hedging and decorative fencing for privacy. Timber sleepers frame the edges, while a brick-built planting border with integrated lighting adds both beauty and potential for seasonal displays. The porcelain tiled patio is finished with resin-bound edging, offering a stylish and durable outdoor entertaining space.

Services:
Air source heating, mains drainage and mains electric. Gas boiler in garage served by LPG bottles.

Direction: W3W///croaking.fury.caged

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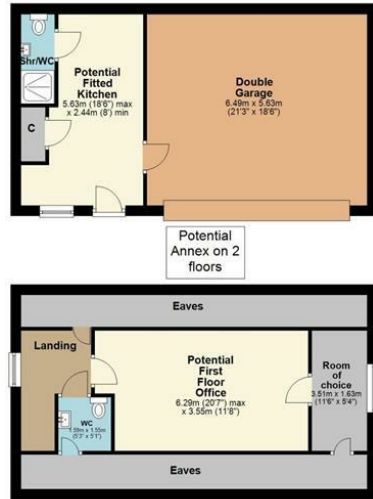
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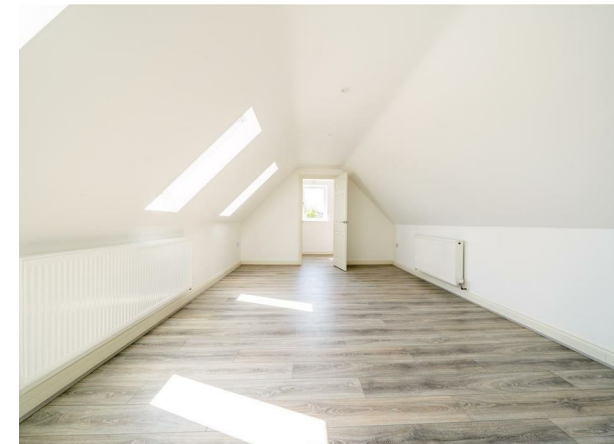




Ground Floor
Approx. 237.6 sq. metres (2557.6 sq. feet)

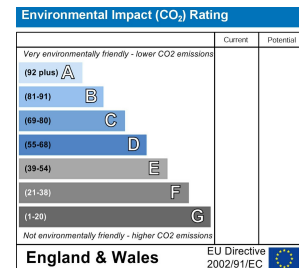
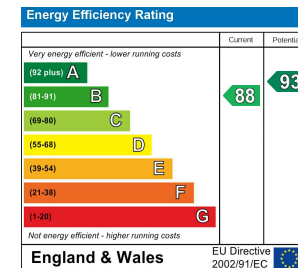


First Floor
Approx. 105.6 sq. metres (1138.6 sq. feet)



Total area: approx. 343.4 sq. metres (3696.2 sq. feet)

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



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