






Wych Elm House

Holberrow Green, B96 6SF

Andrew Grant

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A truly spectacular barn conversion, seamlessly blending charming character features with modern fittings, featuring a large garden, situated within the exclusive development of Oakwood Park.

Key features

- Spectacular barn conversion
- Exclusive Oakwood Park development
- Stylish kitchen with AGA
- Utility room
- Study
- Contemporary shower room
- Second-floor bedroom with ensuite
- Expansive garden with swim spa
- Ample driveway parking
- Double garage

Freehold / 2,417 sq. ft.





This stunning barn conversion situated in the prestigious Oakwood Park development is an exceptional property, one of only three converted in the 80s, that exudes charm and character. Step inside and be greeted by an exceptionally light and spacious dining room. A cosy sitting room boasts a focal point fireplace, and the stylish kitchen breakfast room is complete with shaker-style units, an AGA and an amazing island unit. There is also an excellent utility room, a study, a boot room and a cloakroom situated on the ground floor. Upstairs, there are four bedrooms, a shower room, a WC and an ensuite shower room.



Outside, the grounds surrounding the property offer sprawling lawns, multiple seating areas, a raised deck with breathtaking countryside vistas and a children's play area with a tree house.

Wych Elm House is a true gem nestled within the prestigious Oakwood Park. Approaching the property, you are greeted by a sweeping driveway leading to the double garage, providing ample parking space. The property also includes two parking spaces conveniently located at the entrance to the development, directly accessible from the road. The mature hedgerows and lush shrubbery lining the driveway add a touch of natural beauty to the surroundings.



Dining room

Upon entering through double doors flanked by full-height windows, you are immediately welcomed into an exceptionally light and spacious dining room.

The central positioning of this room is accentuated by its double-height ceiling and a stunning staircase leading to the galleryed landing above.



Large double doors and full-height windows at the rear flood the room with natural light, while the elegant wooden flooring and generous dining area create an inviting atmosphere.





Sitting room

To the right of the dining room, you will find an equally spacious and charming dual-aspect sitting room that offers delightful views of both the front and rear of the property.

The focal point fireplace exudes warmth and character, complemented by the combination of wooden beams and exposed brickwork.



Kitchen

On the left side of the property is the stylish kitchen breakfast room. With shaker-style wall and base units, complemented by quality worktops and a one-and-a-half bowl sink with a well-positioned window, the kitchen is a delightful space to prepare meals.

An AGA, the heart of any country kitchen, takes pride of place, alongside modern integrated appliances, a gas hob, microwave and double oven. The kitchen also boasts a charming island unit with a breakfast bar, exposed brickwork, tiled flooring and decorative beams on the ceiling.



Utility room and study

Adjacent to the kitchen, you will find a fabulous utility room and a conveniently located study. The utility room is equipped with shaker-style base units, a sink and space for a washing machine, while the study offers a peaceful setting with wooden flooring and picturesque views.

Downstairs WC

Completing the ground floor, a WC provides added convenience, featuring a low-level WC, a washbasin and a window.



First floor

Moving upstairs to the first floor, the galleried landing is bathed in natural light and grants access to three bedrooms, the shower room and a WC.



Bedrooms

The master bedroom, located on the left side of the property is a double room and features a window to the side aspect.

Two additional double bedrooms are positioned on the right side, conveniently situated next to a contemporary-styled separate WC with a low-level WC and washbasin set upon a vanity unit.



Shower room

This level also houses a fantastic contemporary designed shower room, featuring twin washbasins on vanity units, a large walk-in shower, wall vanity units and two obscure-glazed windows to the rear.

Second floor

The second floor can be accessed via a staircase on the first-floor landing. Here, a double bedroom awaits, complete with fitted wardrobes, loft space access, a Velux window and an ensuite shower room featuring a low-level WC, washbasin set upon a vanity unit, a shower cubicle and a Velux window.





Gardens and grounds

The gardens of Wych Elm House are simply breathtaking. With sprawling lawns surrounded by mature hedgerows, privacy and tranquillity abound.

Several seating areas and pathways invite you to enjoy the serenity and explore the grounds. A generous gravelled area and patio, featuring a massive swim spa, add a touch of luxury to outdoor living.

The raised deck offers stunning vistas of the picturesque countryside, perfect for relaxation and entertaining. For families, a delightful play area with a tree house awaits, while gardeners will appreciate the large shed and adjacent chicken coop.



Services

To be confirmed.

Council tax band - G

Location

The exclusive barn development of Oakwood Park is situated in the delightful village of Holberrow Green highly regarded for its prime location and convenience. Situated within a mere 15-minute drive from Worcester City and Stratford-upon-Avon, this charming village offers easy access to these vibrant destinations. Moreover, residents are spoilt for choice with excellent amenities and prestigious schools in proximity, making it an ideal place to call home.



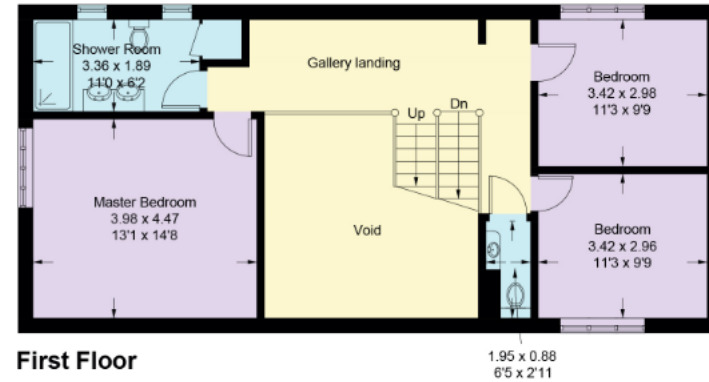
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

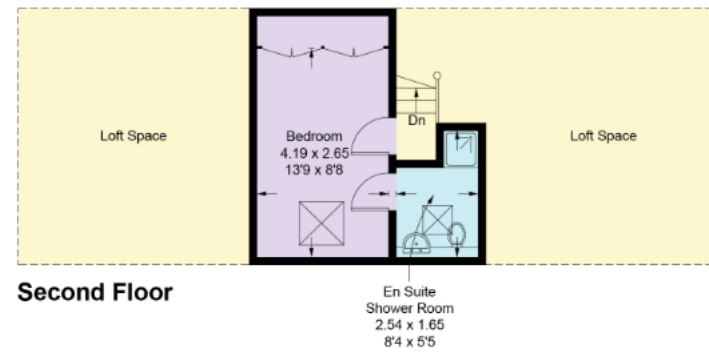
Approximate Gross Internal Area = 194.7 sq m / 2096 sq ft
 Garage = 29.8 sq m / 321 sq ft
 Total = 224.5 sq m / 2417 sq ft



Ground Floor



First Floor



Second Floor

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



DISCLAIMER: 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 documentation 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, acreage, 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. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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