



The Garth

Church Lane, Stoulton, WR7 4RE

Andrew Grant



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 **4 Bedrooms**  **4 Receptions**  **2 Bathrooms**

Freehold / 1,985 sq. ft.

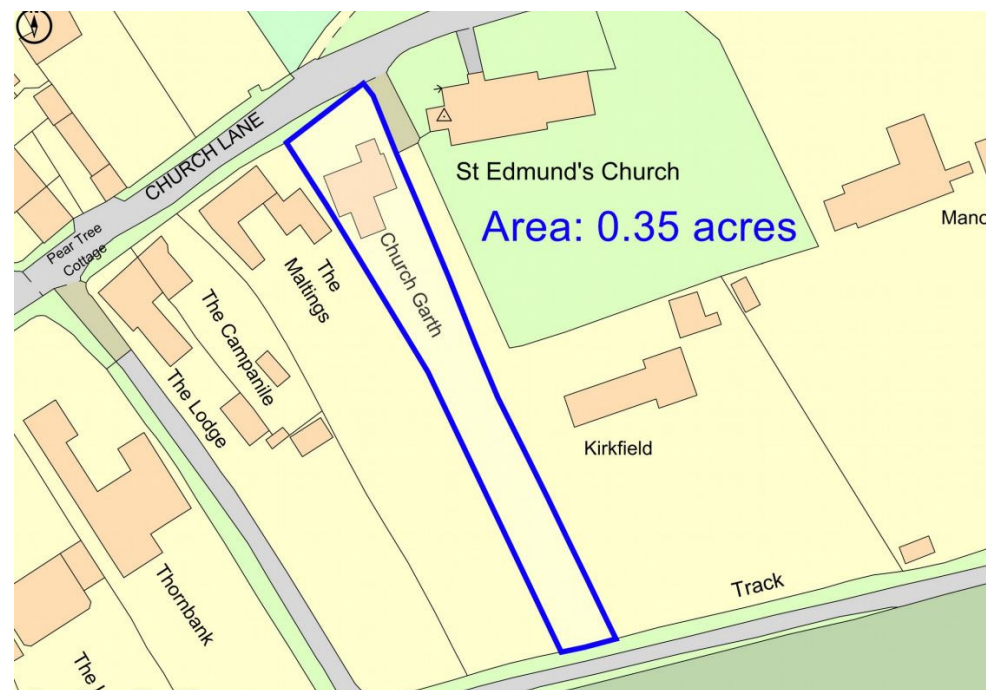
KEY FEATURES:

- Spacious detached family home
- Delightful village setting
- Picturesque rural views
- Garden room
- Sizeable kitchen dining room
- Four double bedrooms
- Master with ensuite bathroom
- Ample driveway parking
- South-facing rear garden
- Utility room / cloakroom

A modern family residence, ideally situated at the end of a tranquil no-through lane, offering delightful rural vistas and boasting a south-facing rear garden spanning over 300 feet in length.

This expansive family home offers abundant space throughout. The ground floor provides versatile accommodation flooded with natural light, comprising a sitting room, snug, study, garden room, kitchen dining room, utility room and cloakroom. Upstairs, a sizeable landing leads to a well-appointed family bathroom and four generously sized bedrooms, including a master bedroom with a spacious en-suite bathroom.

Outside, the property boasts a long rear garden with picturesque rural views. An in-and-out driveway provides ample parking space.



The Garth is accessed via an in and out tarmac driveway, allowing parking for multiple vehicles. Surrounding the driveway are mature trees and hedging, providing screening from the lane.

Hallway

The inviting hallway emanates a sense of brightness and spaciousness, with doors leading off to the various ground floor rooms.

Kitchen Dining Room

To the right, you will find a sizeable kitchen dining room featuring two front-facing windows, flooding the space with natural light. This area is equipped with a comprehensive array of wall and base units with worktops. Integrated appliances include a double electric oven, ceramic hob with an extractor above. With ample room for a dining table and a breakfast bar, this well-proportioned room offers an ideal setting for casual dining and gatherings.

Sitting Room

Within the property, you will discover four versatile reception rooms, with the sitting room standing out as a highlight. Generously proportioned, this room is bathed in natural light streaming through two skylights, a large south-facing picture window and double doors leading to the rear decked terrace, offering picturesque views of the garden. Adding to its charm, the focal point of the room is a wood burner set atop a flagstone hearth.

Garden Room

The garden room boasts abundant natural light, thanks to its two full walls of windows and a door that opens out to the garden. This inviting space would serve wonderfully as a dining room.

Snug

The snug, also south-facing, features a large window and a door accessing the garden.

Study

At the front of the property, the study would also serve perfectly as an ideal playroom. This room is equipped with independent electric underfloor heating for added comfort.

Utility Room and Cloakroom

The utility room accommodates the boiler and comes equipped with base units, shelving and a sink. There is ample space for a fridge, washing machine and tumble dryer. Rounding off the ground floor is a convenient cloakroom comprising a washbasin and low-level WC.





First floor

Landing

Ascending to the first floor, you will find a spacious landing featuring loft access and doors to the bedrooms and family bathroom.

Master Bedroom

The master bedroom offers generous proportions, presenting a charming view to the front aspect. It features a bank of fitted wardrobes with sliding doors, some of which are mirrored.

En-Suite Bathroom

Adjoining the master bedroom is an impressively spacious en-suite bathroom, equipped with a bath featuring a shower attachment, a separate shower cubicle, a bidet, a low-level WC and a washbasin housed within a vanity unit.

Bedrooms Two, Three and Four

The remaining three bedrooms all boast southern exposure, offering picturesque views over the garden and countryside beyond, including Stoulton Woods and Bredon Hill in the distance. Each bedroom is generously sized and accommodates a double bed.

Family Bathroom

Serving the bedrooms is a spacious and well-equipped family bathroom. A large window floods the space with natural light, while a convenient airing cupboard with shelving provides storage. The bathroom comes complete with a bath featuring a shower attachment, a separate shower cubicle, a WC and a washbasin.







Garden

The south-facing rear garden stretches over 300 feet in length. It features a substantial decked terrace adjacent to the sitting room, perfect for enjoying outdoor dining experiences. Additionally, there is an ornamental pond and a gravelled area with stepping stones leading to the expansive lawn. The borders are adorned with mature shrubs and hedging, complemented by mature trees, such as a weeping willow. Towards the rear of the garden lies a space that was once an allotment, offering potential for a kitchen garden, orchard or simply a serene spot to admire the far-reaching rural views.

Location

Nestled down a quaint lane in a picturesque conservation area next to a charming 12th-century church in the tiny village of Stoulton.

Situated conveniently between Pershore and Worcester, Stoulton offers residents access to essential amenities such as a village hall and a highly regarded pub with a restaurant.

The surrounding countryside is crisscrossed with public footpaths, including easily accessible Stoulton Woods, providing opportunities for outdoor recreation.

Nearby, the village of Drakes Broughton boasts a combined first and middle school, as well as two pubs, a church, a village hall, a shop with a Post Office and a hairdresser.

Residents seeking further amenities and leisure activities can explore the Georgian riverside town of Pershore, just four miles away, or the vibrant university city of Worcester, located six miles away. The property is conveniently located about a mile from Worcestershire Parkway Station and five and a half miles from Worcester City Centre.

The property's proximity to the M5 motorway and the Worcestershire Parkway Railway Station in Norton makes it an ideal location for commuters.

Additionally, well-regarded public and private schools serve the area, with dedicated school buses running to St Barnabas School in Drakes Broughton and Pershore High School.

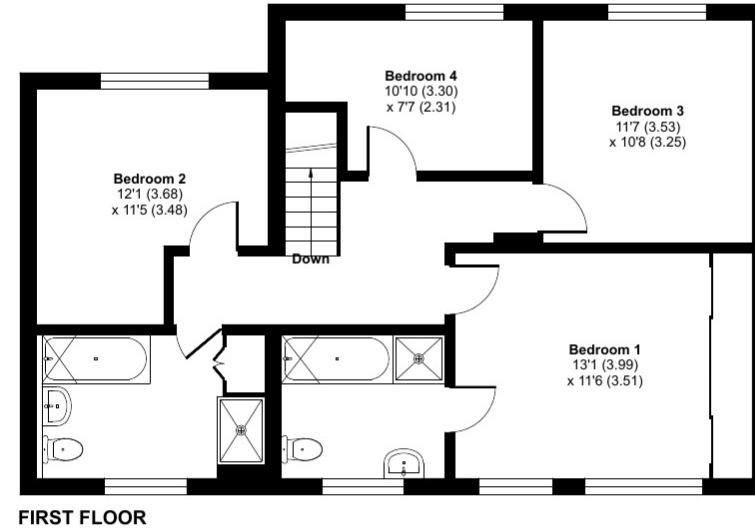
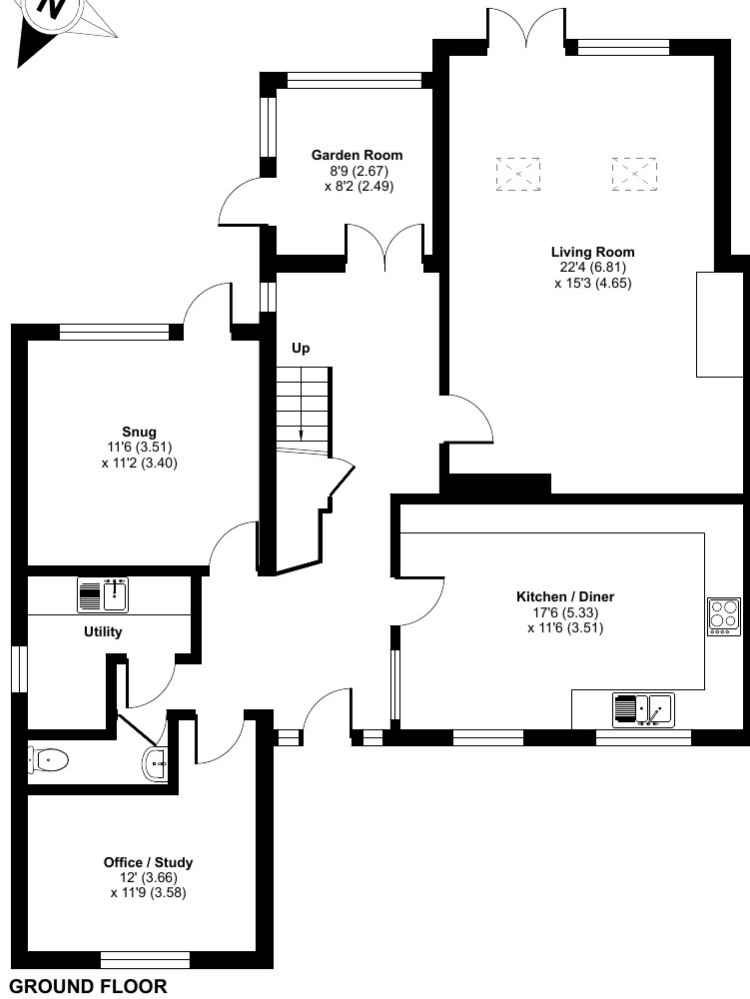




The Garth, Church Lane, Stoulton, Worcester, WR7

Approximate Area = 1985 sq ft / 184.4 sq m

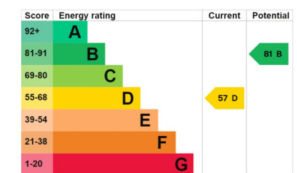
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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Andrew Grant. REF: 1109987



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