

Andrew Grant
PRESTIGE & COUNTRY



Fernbank House

Broughton Place, Drakes Broughton, WR10 2AH



DAMSON
HOMES



Fernbank House

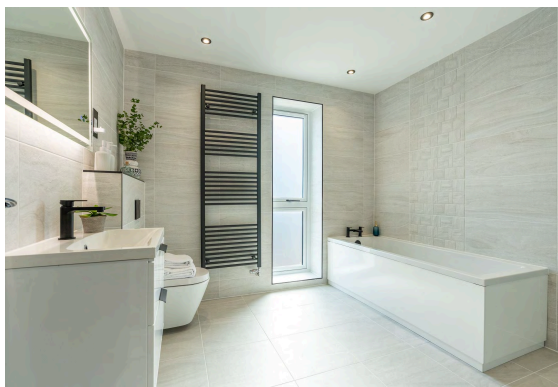
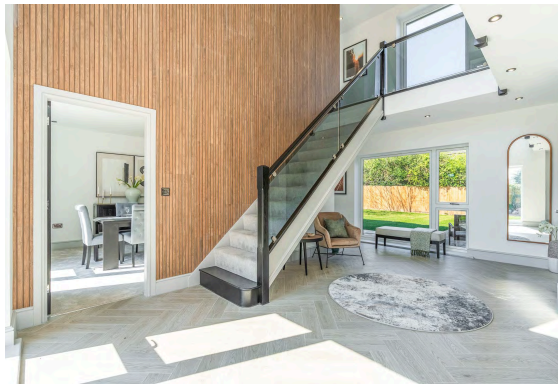
Broughton Place, Drakes Broughton, WR10 2AH

4 Bedrooms 3 Bathrooms 2 Reception Rooms

“A meticulously designed family home with breathtaking views of the Bredon Hills...”

Scott Richardson Brown CEO

- A striking four-bedroom contemporary home offering thoughtfully designed living space with cutting edge architectural details and superior finishes.
- Expansive kitchen, dining and living area with vaulted ceiling and dual garden access.
- Four double bedrooms featuring two with en suite facilities for privacy and convenience.
- Generous wrap-around garden laid to lawn with entertaining terraces and storage shed.
- Garage with three additional parking spaces offer secure and convenient parking options.
- Desirable Worcestershire location combining countryside beauty with nearby amenities, schools and transport links.
- Perfect for families or professionals seeking modern luxury.

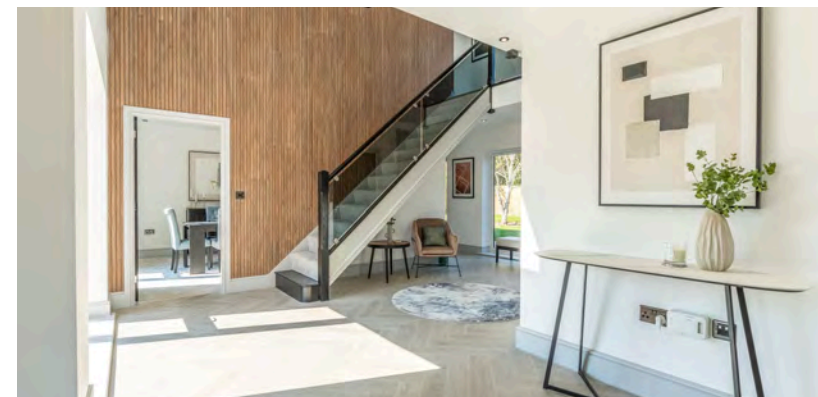


2906 sq ft (270 sq m)



The entrance

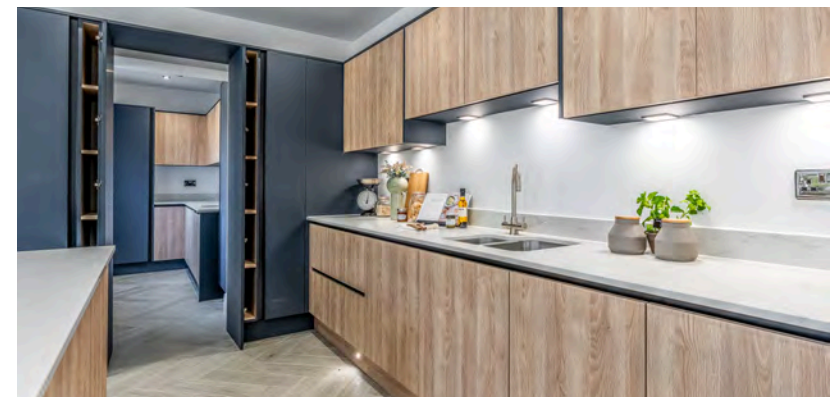
The property opens into a wide, light-filled hallway beneath a double-height galleried landing. Pale oak herringbone flooring runs underfoot and continues throughout the ground floor, setting a sophisticated tone. A feature staircase with glass balustrade draws the eye upward, and windows on both levels flood the space with natural light. Thoughtful seating areas and access to both wings of the home create an inviting first impression.

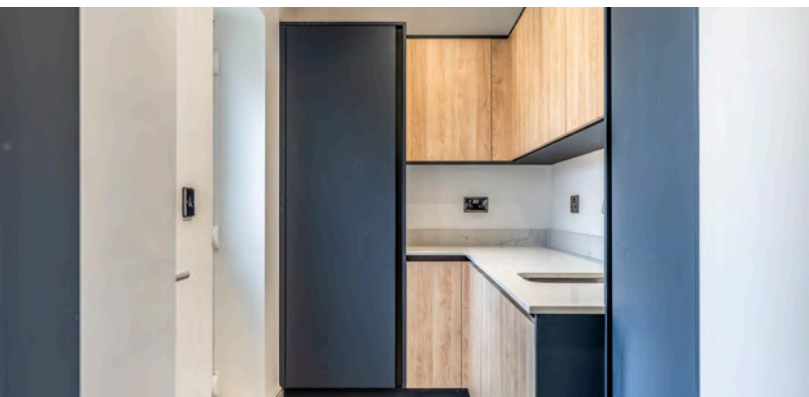




The kitchen area

At the heart of the home lies an exceptional kitchen with a striking vaulted ceiling and full-height glazing framing the landscaped garden. The design blends matt navy cabinetry with warm timber-effect finishes and quartz work surfaces, arranged around a substantial central island with breakfast bar seating and integrated wine cooler.





Premium appliances include twin ovens, a full-height fridge and freezer and an induction hob with an integrated extractor. Discreet LED lighting, deep storage drawers and handleless units enhance the clean-lined feel. A large open-plan layout flows through to the dining and living areas, ideal for modern family life. Beyond, a dedicated utility room echoes the kitchen finishes and offers further storage, a second sink and external access for convenience.



The dining area

Positioned beneath skylights, the dining space enjoys an airy atmosphere and garden views. It connects effortlessly to the kitchen island for serving and remains part of the wider living area while still feeling defined.



The living area

This sociable space is bathed in natural light from a large expanse of bi-fold doors which open directly onto the patio. The vaulted ceiling with skylights adds space and dimension, while multiple seating options suit relaxed family time or entertaining guests. The configuration allows for flexibility in layout and offers a comfortable setting with year-round appeal.





The dining room

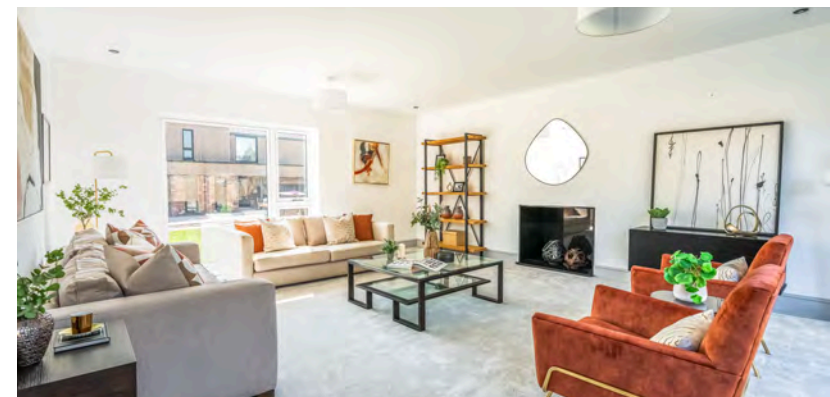
Accessed via the main hallway, the formal dining room offers a more intimate setting for special occasions or evening meals. A large glazed window floods the room with light and provides a peaceful outlook onto the garden.





The lounge

Set apart from the main living area, the lounge provides a peaceful escape with generous proportions. This inviting room enjoys dual-aspect natural light through a large front-facing window and wide sliding doors at the rear, which open directly onto the patio and garden. The indoor-outdoor connection makes this a perfect space for summer entertaining. Whether used as a cosy retreat or a social setting for guests, the lounge adds versatility to this modern home.





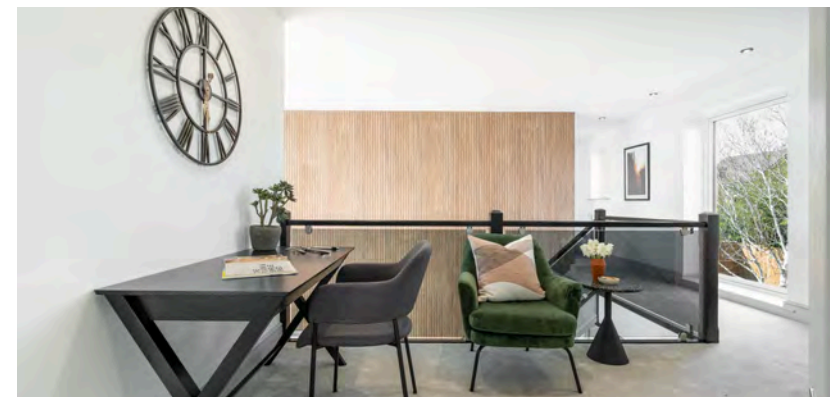
The cloakroom

Conveniently located off the central hall, the ground floor cloakroom features a WC and washbasin with stylish contemporary tiling and matt black fittings.



The landing

The galleried landing overlooks the main entrance and is bright and spacious, with soft carpeting underfoot. There is ample space for a desk or reading area, with access to four bedrooms and the main bathroom.





The primary bedroom

The principal bedroom enjoys a peaceful outlook across both the garden and the front of the home. This sizeable double includes integrated wardrobes and a wide footprint to accommodate a king-size bed and additional furnishings. An en suite adds to the convenience and luxury of this room.





The primary en suite

The en suite is designed with both practicality and indulgence in mind. A generous space, it features a walk-in shower with glass enclosure, a double-width vanity with twin sinks and a wall-mounted mirror above, offering ample room for two.

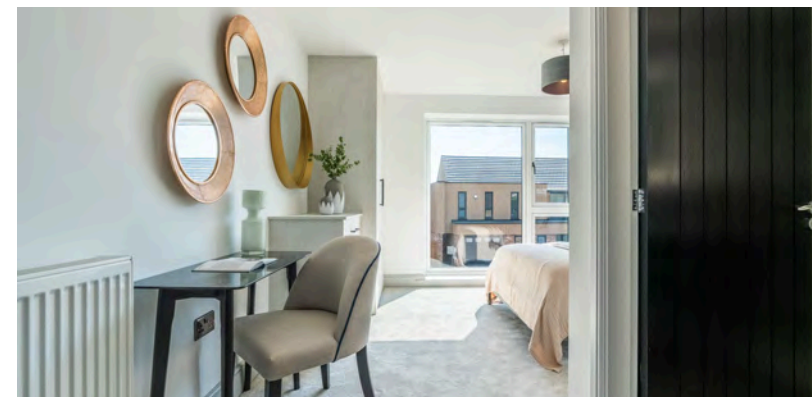






The second bedroom

Another well-proportioned double, bedroom two sits to the front of the property with views over the driveway. Built-in wardrobes and access to a private en suite make this room ideal for guests or older children.





The second bedroom en suite

This en suite features a walk-in shower, washbasin, WC and tiled floor. Sleek fittings and modern tiling add a light and airy feel.



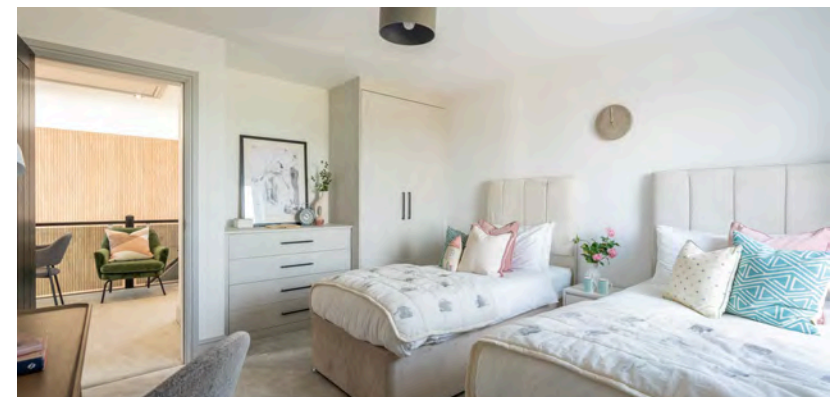
The third bedroom

Situated with views to the front of the property, bedroom three is a bright double with convenient access to the main family bathroom across the hall.



The fourth bedroom

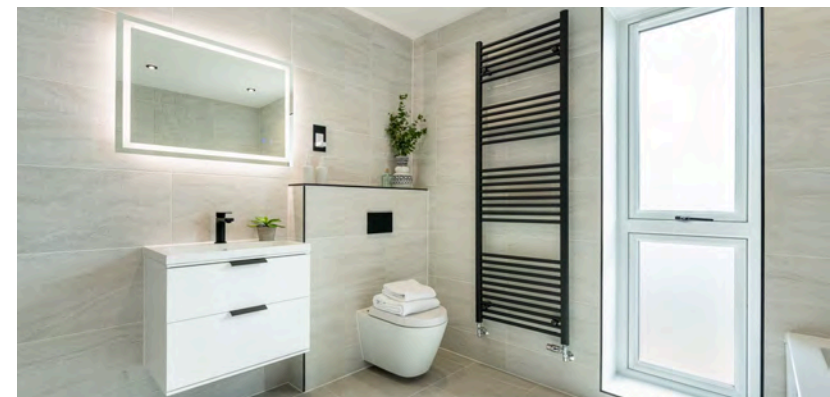
This spacious double sits at the far end of the landing with pleasant views of the garden and includes convenient built-in storage. It makes a perfect guest suite or private study space.





The bathroom

The main bathroom features a freestanding bath, separate walk-in shower, WC and contemporary washbasin with integrated storage. Modern tiling and natural light complete the room.







The garden

The wrap-around garden is laid to lawn and edged with paved terraces for outdoor dining and entertaining. A central tree adds character, and the boundaries are lined with fencing and mature shrubs for privacy. A timber shed provides additional outdoor storage.





The driveway and parking

The brick-paved driveway offers ample space for three vehicles and leads directly to the garage entrance. The landscaped frontage and neat borders create a welcoming approach to the home. A full-sized integrated garage provides secure storage, additional parking or potential for home gym use. It offers internal access into the utility room and has power and lighting installed.

Location

Drakes Broughton is a delightful village in Worcestershire that combines rural charm with modern convenience.

Located a short distance from the town of Pershore, this picturesque village offers a tranquil lifestyle with essential amenities close at hand, ideal for families and professionals alike.

The village boasts a local shop, a Post Office, a hairdresser, a chip shop and both primary and secondary schools. Community life is vibrant, with a village hall, playing fields and scenic footpaths connecting to the neighbouring village of Pinvin.

For a broader range of amenities and schooling options, the nearby towns of Evesham and Worcester are within easy reach, offering a variety of shopping, dining and entertainment choices.

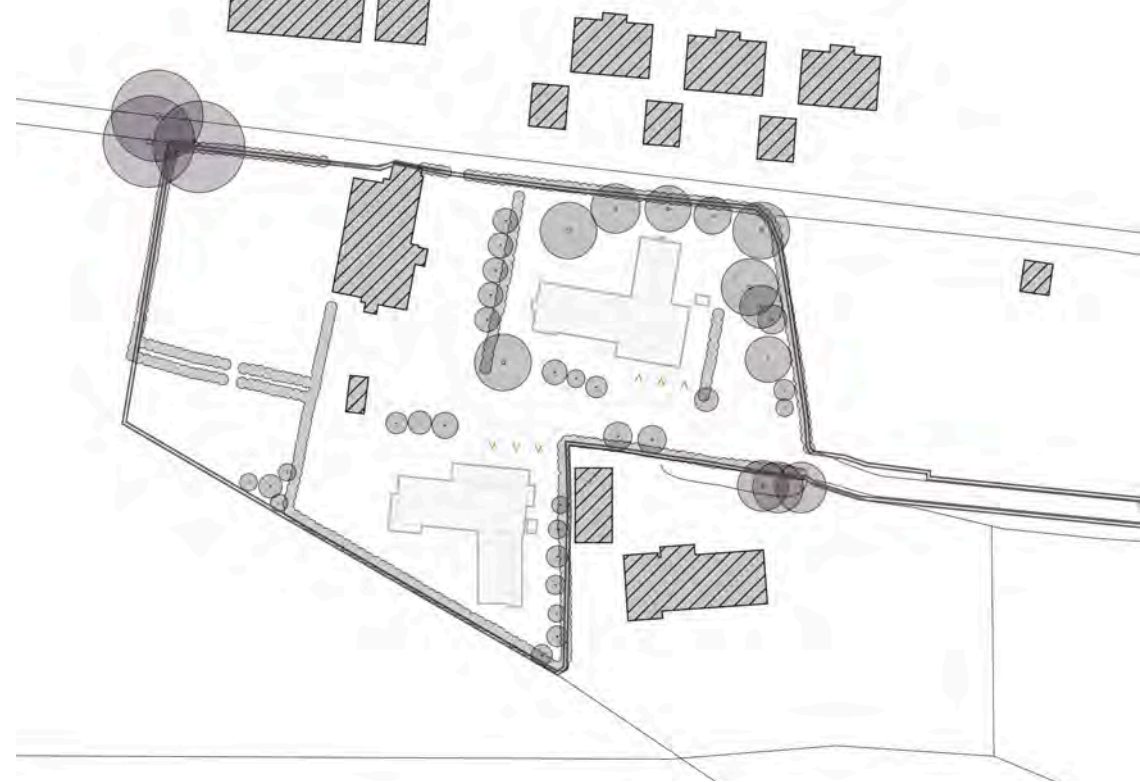
Commuting is convenient with excellent train services from Pershore and Worcestershire Parkway stations. For drivers, Junctions 6 and 7 of the M5 motorway provide straightforward links to Worcester, Birmingham, and the wider West Midlands.

Services

Services are TBC

Council Tax

The Council Tax is TBC





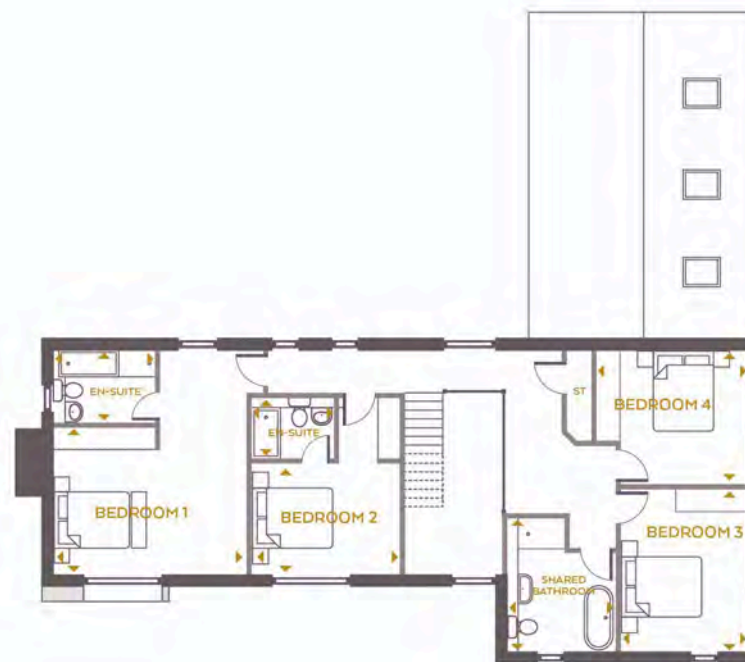
Ground Floor

LIVING/DINING/KITCHEN
5,460mm (17'11") X 11,075mm (39'4")

LOUNGE
5,700mm (18'8") X 5,910mm (19'5")

DINING
3,300mm (10'10") X 3,740mm (12'3")

W/C
2,000mm (6'7") X 1,200mm (3'11")



First Floor

BEDROOM 1
4,450mm (14'7") X 3,547.5mm (11'8")

EN-SUITE
3,590mm (11'9") X 2,242.5mm (7'4")

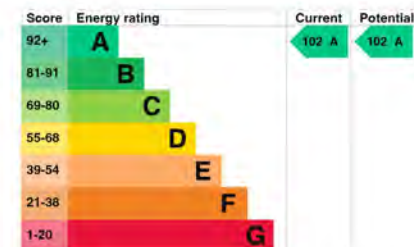
BEDROOM 2
4,550mm (14'11") X 4,690mm (15'5")

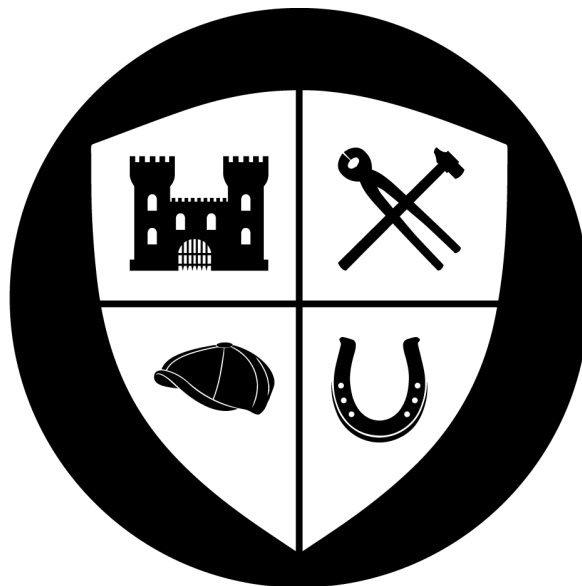
EN-SUITE
2,400mm (7'10") X 1,500mm (4'11")

BEDROOM 3
4,140mm (13'7") X 3,455mm (8'1")

SHARED BATHROOM
2,100mm (6'11") X 2,335mm (7'8")

BEDROOM 4
4,720mm (15'6") X 2,965mm (9'9")





BROUGHTON

PLCE