



## Gray Hayes

Shrawley, WR6 6TT

Andrew Grant

# Gray Hayes

Shrawley, Worcester, WR6 6TT

**4 Bedrooms**   **3 Bathrooms**   **4 Reception Rooms**

A beautifully extended character cottage blending centuries of charm with modern comforts, set within exquisite formal gardens and offering versatile living in an idyllic village setting.

- Thoughtfully extended period cottage originally formed from three homes, offering exceptional flexibility and charm.
- Four bedrooms including an impressive principal suite with en suite, plus two family bathrooms and a downstairs cloakroom.
- Two staircases providing access to all upper-floor accommodation, perfect for family life or guest privacy.
- Extensive and beautifully maintained formal front gardens with manicured Yew and Box hedging.
- Large double garage with GivEnergy solar PV system and battery storage.
- Driveway parking for multiple vehicles, brick outbuildings, greenhouse and generous utility space.

2290 sq ft (212.7 sq m)





## The entrance

A charming brick-built entrance porch with a tiled roof, slate flooring and twin side windows sets the tone for this delightful home. Step through the beautiful stained-glass internal door into a welcoming hallway, also laid with slate and rich in character thanks to its original exposed beams. From here, doors lead to the dining room and living room, with a convenient cloakroom and a staircase rising to the first floor.







## The dining room

This delightful dual aspect room features slate tiled flooring and original ceiling beams, offering charming views over both the rear and front gardens. At its heart sits a characterful log-burning stove with a brick surround and oak beam mantel, creating a warm and inviting atmosphere, ideal for cosy dining.



## The kitchen

A true heart of the home, this spacious kitchen is bathed in natural light from dual-aspect windows that frame views over the gardens and fields beyond. The room features a traditional quarry tiled floor, an oil-fired Aga and a separate electric hob with double oven. Black composite and tiled worktops complement the Belfast sink with its antique-style mixer tap, creating a timeless, inviting atmosphere throughout.





## The utility and pantry

Accessible from the kitchen, the spacious pantry is fully shelved, offering generous storage and a window to the side aspect. The adjacent utility room is a highly practical space, featuring wooden worktops, a Belfast sink with a traditional tap, and ample floor and wall cabinetry. It provides plenty of room for large appliances, including a fridge, freezer, washing machine and tumble dryer. A window overlooks the side garden and a door offers direct access to the outside.



## The living room

A superb living room full of character, with exposed beams and joists throughout. Bathed in natural light from dual-aspect windows, the room is centred around a grand inglenook fireplace, complete with a log burner, brick hearth and oak mantel, creating a cosy and inviting atmosphere.







## The sitting room

Nestled within the newer west wing extension, this triple-aspect room features oak flooring and French doors that open out to the garden. With a cosy log-burning stove at its heart, it offers a bright and versatile living space, with easy access to the rear hallway, utility/workshop and garden. An oak staircase rises from here to the principal bedroom suite.





## The study and boot room

Perfect for home working, the study enjoys tranquil views over the rear garden and fields. The adjacent boot room is a highly practical space, featuring a stainless-steel sink with traditional taps, as well as housing the boiler and pressurised cylinder.





## The principal bedroom

This delightful principal bedroom features a built-in wardrobe, a charming feature fireplace and a window overlooking the front formal garden. The room also benefits from a spacious landing area with a large window to the front.





## The principal en suite

Off the bedroom, the en suite bathroom includes a pedestal basin, WC and a bath, all offering serene views of the surrounding countryside.



## The second bedroom

This flexible double bedroom connects either from the principal suite or via the main landing. Features a window with garden views and suits as guest or family accommodation.



## The third and fourth bedrooms

Steps lead down from the main landing to a charming double bedroom, featuring original beams, a built-in cupboard, a storage window seat and views of the front garden. Adjacent to this is the fourth bedroom, which would make an ideal nursery or craft room, also offering a window with views of the front garden.





## The family bathroom

The family bathroom is beautifully finished with period-style fittings, including a roll-top cast iron bath, traditional pedestal basin, WC with mid-level cistern and a quadrant shower. A window provides charming views over the garden, adding to the sense of calm and character. It is accessed from a bright and airy open landing, bathed in natural light from twin rear-facing Velux windows. The landing also features a handy built-in cupboard and leads to the remaining bedrooms.



## The shower room

This contemporary shower room provides an excellent addition to the upper-floor amenities. It is smartly tiled throughout and features a corner quadrant shower with glass enclosure, a modern WC and a wall-mounted basin with chrome fixtures. A rear facing window draws in natural light and offers charming countryside views.





## The front gardens

The formal front gardens are beautifully presented with manicured lawns, a striking box hedge and a blue diamond paver and engineering brick path leading to the property, all framed by an exceptional Yewtree hedge. Either side of the path are mature, well-stocked borders with a variety of specimen plants, including a stunning magnolia, camellias and acers. A beautifully trained Wisteria climbs the newer extension, while climbing and rambling roses add charm.





## The side and rear gardens

To the left of the property is a raised patio with seating, ideal for alfresco dining, alongside a charming Yew tree archway leading to an amenity area. To the right, a brick outbuilding offers additional workshop and log store space, complemented by feature box hedging, a greenhouse, the oil tank and a rear lawn.





## The driveway and garage

A generous gravelled driveway provides parking for multiple vehicles and leads to a double garage with an electric up-and-over door. The garage also houses the GivEnergy solar PV system, which supplies power to the home, charges the battery and feeds back to the grid. Entry to the garden is through a charming archway gate, adorned with climbing roses and honeysuckle.



## Location

Nestled in the Worcestershire countryside, Gray Hayes sits within the peaceful village of Shrawley, surrounded by rolling farmland and ancient woodland, including the renowned Shrawley Wood. The village enjoys a friendly, close-knit community with a historic church, active village hall, and regular local events.

Outdoor pursuits are well catered for with scenic walking and cycling routes through nearby woodland. Despite its rural charm, Shrawley is conveniently located—just 8 miles from Worcester, 4 miles from Stourport-on-Severn, and 6 miles from Bewdley—offering easy access to shops, dining, and rail links. Families benefit from a choice of reputable schools in the area, with council-supported transport options available.

## Services

The property benefits from mains electricity and water. Central heating and hot water are provided via an oil-fired system, served by a recently installed Worcester Bosch boiler and pressurised cylinder (both less than a year old). Drainage is to a private septic tank. An oil-fired Aga is also featured in the kitchen.

In addition, a GivEnergy solar PV and battery system is installed, with photovoltaic panels located on the garage roof. This system supplies electricity to the house, charges the battery and can feed power back to the grid, subject to tariff arrangements.

## Council Tax

The Council Tax for this property is Band E



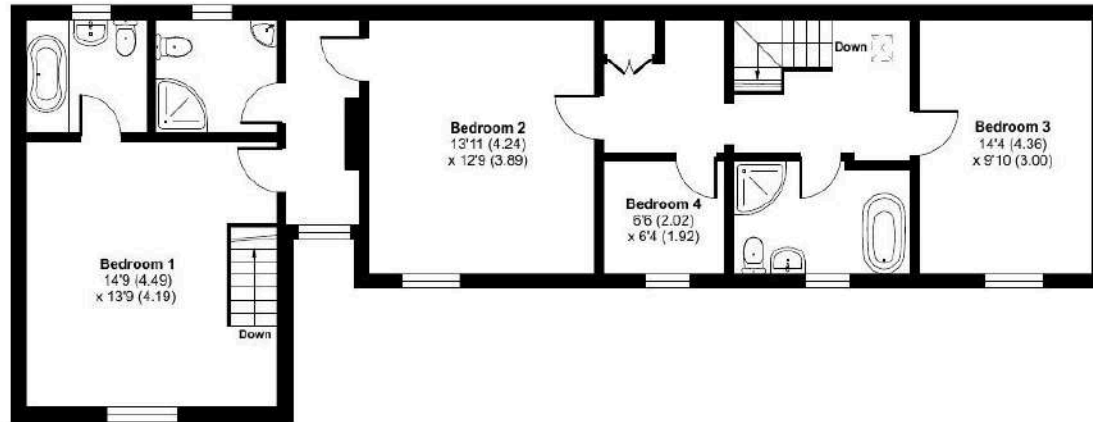
# Gray Hayes, Shrawley, Worcester, WR6

Approximate Area = 2290 sq ft / 212.7 sq m

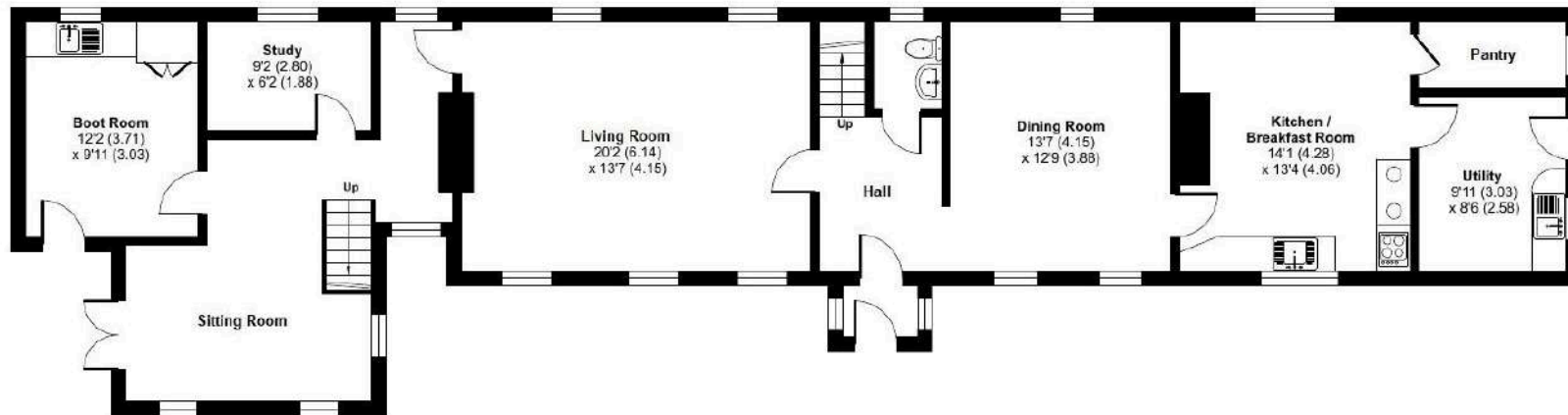
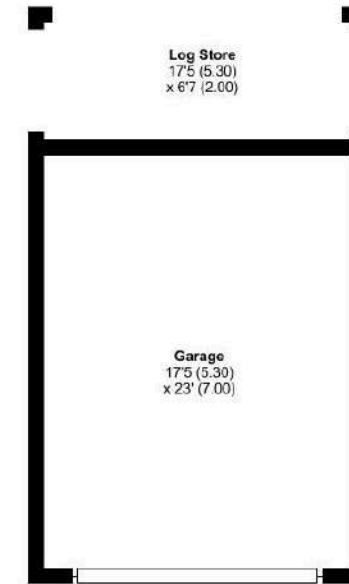
Garage = 399 sq ft / 37 sq m

Total = 2689 sq ft / 249.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3che.com 2025. Produced for Andrew Grant. REF: 1277189



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