



Brooklands

Holt Heath, Worcester WR6 6NW

Andrew Grant

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4 Bedrooms 2 Bathroom 1 Reception Room

A distinctive four-bedroom detached new-build home, individually designed with expert craftsmanship in a sought-after village location.

- A unique and spacious four-bedroom detached new-build home offering quality, individuality and practicality. Located in the sought-after village of Holt Heath.
- Expansive kitchen/dining area with modern integrated appliances, central island and seamless garden access.
- Generous enclosed rear garden with a spacious patio and lawn, ideal for outdoor entertaining.
- Private gated driveway with UK-manufactured Arden Driveway gates, leading to a double garage with internal access.

Brooklands is a one-of-a-kind four-bedroom detached home, designed with imported grey weathered handmade bricks and a contemporary standing seam roof, giving it a distinctive architectural style. The smart aluminium bespoke low-profile windows and designer doors enhance its modern and refined aesthetic. At the heart of the home is a high-specification kitchen, complete with quartz worktops, CDA appliances and a central island. The bi-fold doors extend the living space into the private rear garden, where a spacious patio and lawn provide an ideal setting. A gated driveway, featuring UK-manufactured Arden Driveway gates with 'Nice' automation, leads to a double garage with internal access. Situated in the sought-after village of Holt Heath, this new-build property offers an exceptional blend of privacy and quality.

2141 sq ft (198.5 sq m)





The approach

Brooklands is set back from the road behind a private gated entrance, leading to a spacious gravel driveway. The home's striking exterior, crafted from imported grey weathered handmade bricks, is enhanced by a contemporary standing seam roof, giving it a distinctive presence. The double garage with colour-matched sectional automated doors provides both practicality and style. Mature planting softens the frontage, while the secure gated entrance ensures privacy and exclusivity.



The reception room

A well-proportioned space suitable for use as a family lounge or a formal living area. Large windows allow for natural light, while the layout offers flexibility for a variety of furniture arrangements. The oak staircase with contemporary glass balustrades is visible from this area, adding to the home's sense of quality and craftsmanship.





Open-plan kitchen and dining area

The heart of the home, this light-filled space is designed for both everyday living and entertaining, featuring luxury vinyl flooring throughout. The central island provides a functional workspace, complemented by quartz worktops and CDA appliances. Bi-fold doors open to the patio, creating a natural extension of the living space. The contemporary smart aluminium bespoke windows enhance the room's architectural style, while the carefully planned layout maximises both storage and workspace.







The utility room

Located off the kitchen, the utility room offers additional storage and a dedicated laundry area. The cabinetry and work surfaces are designed to complement the kitchen, maintaining a consistent aesthetic throughout. A practical side door provides easy access to the driveway, making it ideal for everyday use.



The cloakroom

A stylish and practical space fitted with a modern washbasin and low-level WC. Positioned for convenience, this room is ideal for guests.



The principal bedroom

A spacious and well-proportioned principal bedroom with a large window overlooking the garden. The individually colour-painted walls complement the quality wool carpet, creating a refined and inviting space.







The principal en suite

Fitted with a modern shower unit, vanity washbasin and low-level WC, the en suite is a practical and stylish addition to the main bedroom. LED lighting and contemporary fixtures complete the space.



Bedroom two

Positioned at the front of the home, this bright and versatile room benefits from individually colour-painted walls and a coordinating wool carpet, making it an ideal guest room, child's bedroom or home office.



Bedroom three

A comfortable double bedroom with garden views, featuring individually painted walls and a soft wool carpet, designed for warmth and comfort.



Bedroom four

A flexible space with natural light and a bespoke colour scheme, suitable as a bedroom, study or creative workspace. The quality wool carpet enhances the feel of the room.



Family bathroom

The family bathroom includes a modern bath, separate shower, low-level WC and a stylish vanity unit. The mix of contemporary tiling and wood-effect finishes creates a high-end, yet functional space.



Rear garden

Brooklands benefits from a private rear garden that is perfect for entertaining, gardening, or unwinding in the tranquillity of the countryside. The beautifully laid patio, adjacent to the kitchen/dining area, provides the ideal setting for al fresco dining or summer barbecues. Beyond the patio, the large lawn provides space for children, pets, or outdoor activities. Enclosed by fencing, the garden ensures privacy and security.





Double garage

With internal access via the utility room, the spacious double garage provides secure parking and additional storage. The colour-matched sectional automated doors ensure easy access, while the clean and well-lit interior makes it practical for a variety of uses.

Location

Holt Heath is a desirable village with a strong community feel and excellent amenities, including local shops, a pub and recreational facilities. Families benefit from well-regarded primary and secondary schools, while the surrounding Worcestershire countryside offers scenic walking routes and outdoor spaces.

For commuters, the M5 motorway is easily accessible, providing routes to Worcester, Birmingham and beyond. Regular public transport links connect to Worcester city centre, offering shopping, dining and entertainment. Worcester itself blends historic charm with modern conveniences, featuring landmarks, independent boutiques and high-quality restaurants, making it ideal for those seeking village life with city accessibility.

Services

The property benefits from mains electricity and water and features a Mitsubishi Ecodan air source heat pump with a wet underfloor heating system for efficient, sustainable warmth. A sensor-activated alarm system provides enhanced security throughout.

Council Tax

The Council Tax banding for this property is **Band F**

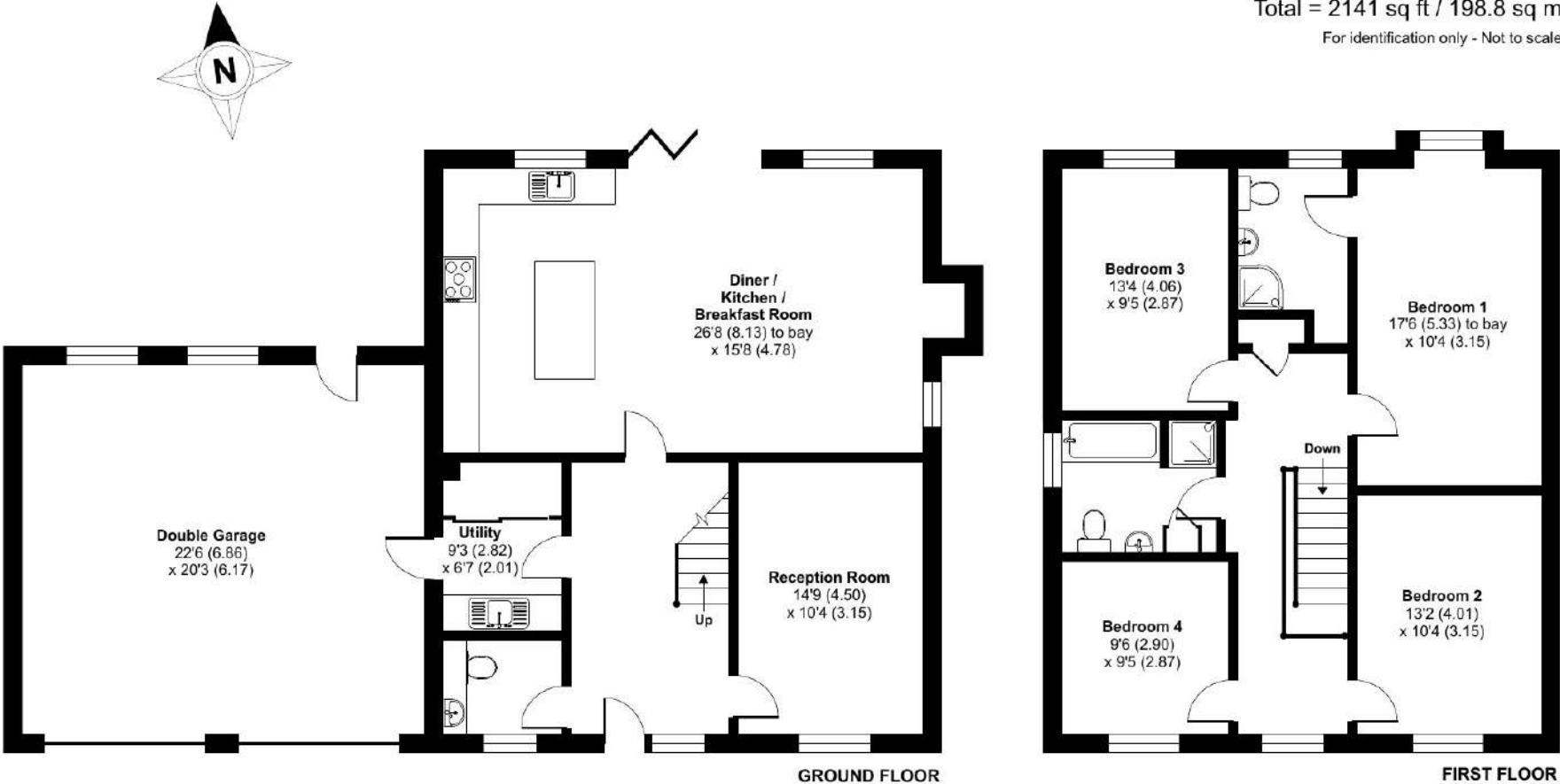
Agent Note

A Professional Consultants Certificate can be arranged as part of the sale. This certificate of compliance provides six years of cover, backed by Professional Indemnity Insurance. It ensures the property meets required building regulations, allowing buyers to secure a mortgage with most mainstream lenders.



Holt Heath, Worcester, WR6

Approximate Area = 1684 sq ft / 156.4 sq m
Garage = 457 sq ft / 42.4 sq m
Total = 2141 sq ft / 198.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Andrew Grant. REF: 1220090

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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