



# Elmleybrook Cottage

Sytchampton, Nr Ombersley, DY13 9SZ





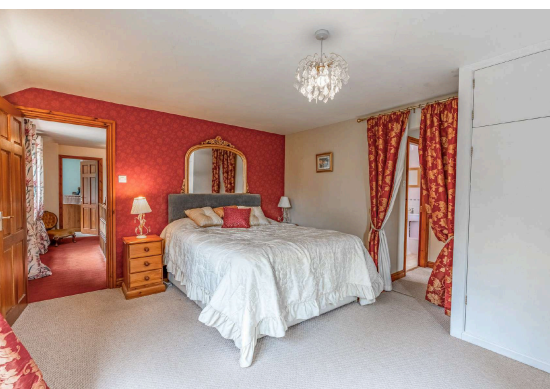
# Elmleybrook Cottage

Awford Lane, Sytchamton, Nr Ombersley, DY13 9SZ

4 Bedrooms 2 Bathrooms 3 Reception Rooms 2.88 Acres

“An exceptional rural residence approaching three acres with elegant interiors, planning potential and panoramic views over the Worcestershire countryside...”

Scott Richardson Brown CEO



- An individually designed four-bedroom detached residence, built for the present occupiers, in an exceptional rural setting.
- Expansive open plan kitchen with dining and family areas, ideal for entertaining.
- Inglenook fireplace and multi-aspect reception rooms with countryside views.
- Triple-length garage with **approved planning for annexe conversion.**
- Formal gardens with large rear patio and paddocks.
- Substantial gravelled driveway with parking for multiple vehicles and trailers.
- Tranquil rural position within walking distance of Ombersley village.

2298 sq ft (213.5 sq m)





## The entrance

The property is approached via a canopy porch and opens into a welcoming reception hall with central staircase rising to the first floor and doors leading through to both the principal lounge and the open plan kitchen.







## The kitchen

The open plan kitchen is the central hub of the home, fitted with oak cabinetry and a central island. A wood-burning stove sits within a red brick inglenook fireplace, adjacent to a traditional range cooker, creating a real focal point for the room. A deep pantry provides exceptional storage and a rear-facing window enjoys views of the garden. The kitchen flows naturally into both the dining area and sitting room, making this an ideal space for both family life and entertaining.











## The dining room

The dining area is positioned to the front of the property, enjoying pleasant views across the entrance to the home. Well-proportioned and light-filled, this room sits within the open plan footprint of the kitchen and provides an ideal space for formal dining, with the study just beyond offering a separate breakout area or reading nook.







## The living room

The principal living room is a substantial room with a magnificent inglenook brick fireplace with timber beam mantle and a cast iron wood-burning stove forming the centrepiece. French doors open onto the rear garden and bring in glorious light, complemented by windows to the front and side. A timeless space for both relaxing and hosting.











## The sitting room

Positioned just off the kitchen, the additional sitting room provides a cosy retreat with charming fireplace and built-in shelving. The window looks out to the rear patio and lawn beyond, offering a tranquil view.







## The study

At the far end of the ground floor, adjacent to the dining room, the study offers a bright, quiet space with views to the front. It can comfortably accommodate a desk and seating area and is ideal for those seeking a home working environment separate from the main family areas.





## The conservatory

Accessed via the utility, the conservatory sits to the rear of the home and offers a tranquil garden room with views across the lawns and patio. The room enjoys excellent natural light and features an electric fireplace, making it a comfortable retreat throughout the seasons. French doors lead directly out to the garden, providing a lovely flow between indoor and outdoor spaces.





## The utility and cloakroom

Accessed from a hallway off the kitchen, the utility room offers fitted cupboards, sink and space for appliances. Two separate storage areas are located here, one of which is perfect for log storage and a further walk-in storage area. There is also access to the conservatory and cloakroom, which features a WC and wash basin, a useful space for practical day-to-day use. This wing of the house provides a highly practical transition from garden to interior.







## The landing

A large gallery-style landing connects all bedrooms and the family bathroom, with a front-facing window and two storage cupboards. The layout provides a comfortable and private flow to the first floor, balancing the generous scale of the rooms with thoughtful orientation.







## The principal bedroom suite

A large double bedroom enjoying dual aspect views across the front and countryside. This main bedroom features fitted wardrobes and leads through to a dressing room and en suite shower room, offering great versatility. The en suite includes a fully tiled shower cubicle and pedestal basin, with a window overlooking the grounds. The adjoining dressing room features fitted shelving and hanging space and could easily be used as a quiet home office or nursery.







## The second bedroom

This bright and generously sized double room overlooks the beautiful rear garden and paddocks beyond. Built-in wardrobes line one wall, and the proportions make it ideal as either a guest suite or main family bedroom.







## The third and fourth bedrooms

The third bedroom is a comfortable double bedroom with built-in wardrobes either side of a dressing table. A front-facing window offers an open aspect across the lane and fields, making this room a charming and peaceful space. This fourth bedroom is positioned to the side of the property, with loft hatch access, it also offers storage potential or would make an ideal study or hobby room.





## The family bathroom

The spacious family bathroom includes a panelled bath and separate tiled shower cubicle, complemented by a large fitted vanity unit with integrated sink, wall lighting and storage. A WC and bidet complete the room. A rear-facing window provides natural light and ventilation.







## The formal gardens

Elmleybrook Cottage is set within almost 3 acres of exceptional Worcestershire countryside. The formal gardens immediately surrounding the house extend to around one acre and feature a large sun terrace laid with decorative slabs and gravel.





Sweeping lawns are surrounded by mature trees, including silver birch, plum, cherry and apple. A circular seating feature at the centre of the main lawn forms a focal point and the garden wraps around to the rear and sides of the property, bordered by hedging and fencing for privacy. A garden shed is also situated adjacent to a small patio area.





## The paddocks

Beyond the formal garden are two paddocks, covering approximately two acres, ideally suited for a variety of uses, including equestrian, hobby farming or recreation, with a large polytunnel. These are bordered by mature hedgerows and willow trees. These willows are environmentally friendly and are used for fuel in the two log burners in the property. They are fast growing, easy to harvest and handle and season in one summer. A gate opens onto Cow Lane, providing a separate, convenient access to the paddocks. There is also a large polytunnel for timber and log seasoning. Surrounded by open farmland and wooded edges, offering seclusion and a deep connection to the landscape without compromising accessibility.









## The driveway and parking

Approached via a long gravel drive from Awford Lane, the property is screened by mature hedging and provides extensive parking for multiple vehicles. A decorative central area with water feature adds a graceful note to the approach.







## The garage and workshop

A substantial detached, triple-length, garage and workshop is located to the rear of the property, with power, lighting and workbench. **Planning permission was granted in March 2025 for conversion of this to a residential annexe, (ref W/25/00158HP), offering outstanding potential for multi-generational living or studio accommodation.**





## Location

The property is situated about one third of a mile along Awford Lane, a rural lane accessed from the Worcester Road A449. This highly desirable rural location is situated amidst delightful Worcestershire countryside and incredibly well placed for accessing the quintessential village of Ombersley whose centre is less than two miles from here. Ombersley is a great place to have on the doorstep, with the pretty village featuring a number of useful amenities including a primary school, medical centre, dentist surgery, country pubs and restaurants. There is also a further primary school in Sytchampton itself.

The property is ideally placed for those who commute and travel regularly, with the nearby A449 providing direct links to Worcester city, Hartlebury train station and the M5 motorway network.

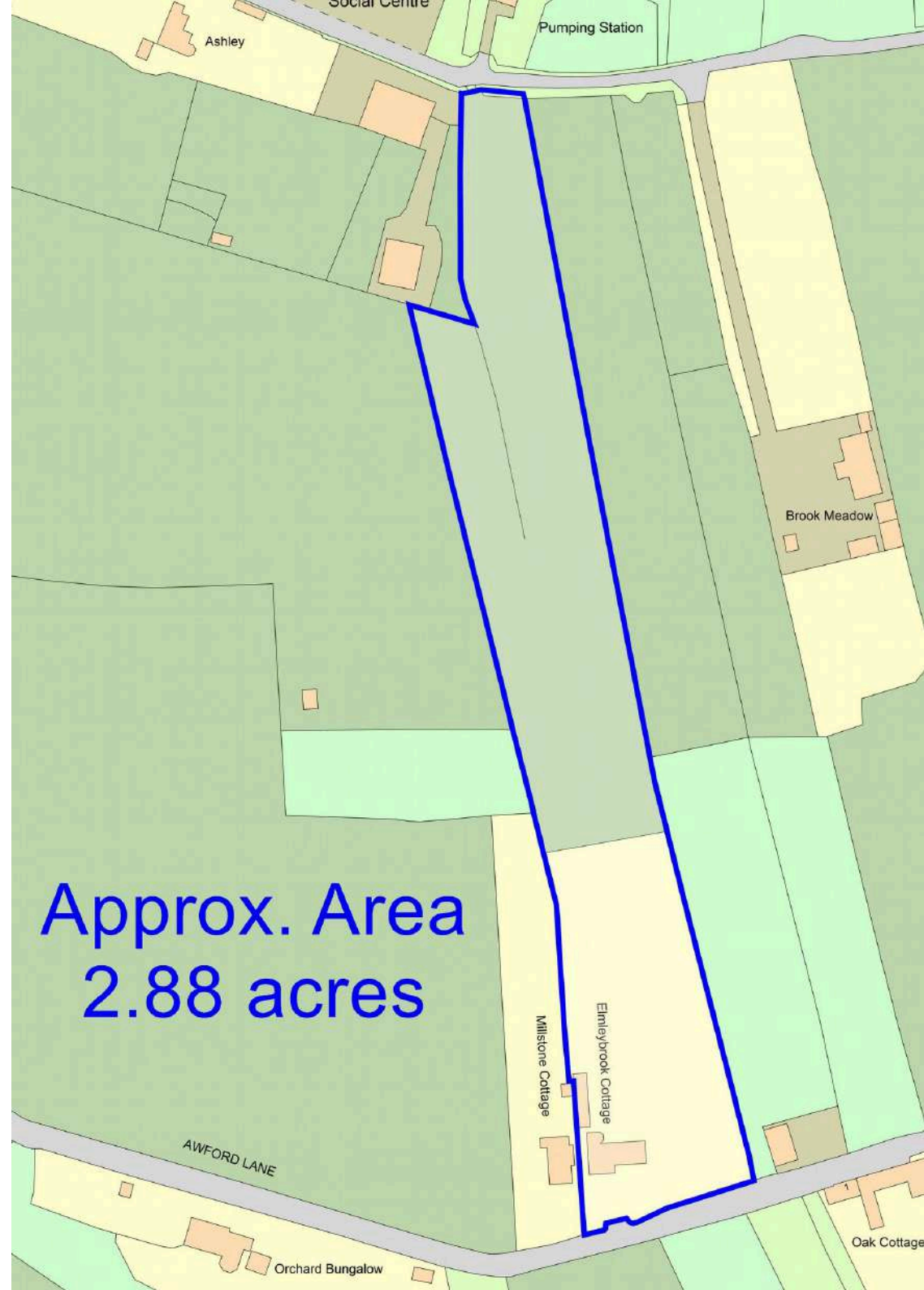
The stunning cathedral city of Worcester is only around 7 miles from the property and has so much to offer, with the vibrant centre packed with a wealth of interesting shops along with a huge range of restaurants and pubs. The charming riverside and canals further enhance the charm and character of the city, providing miles of pathways ideal for a leisurely afternoon walk or cycle ride.

## Services

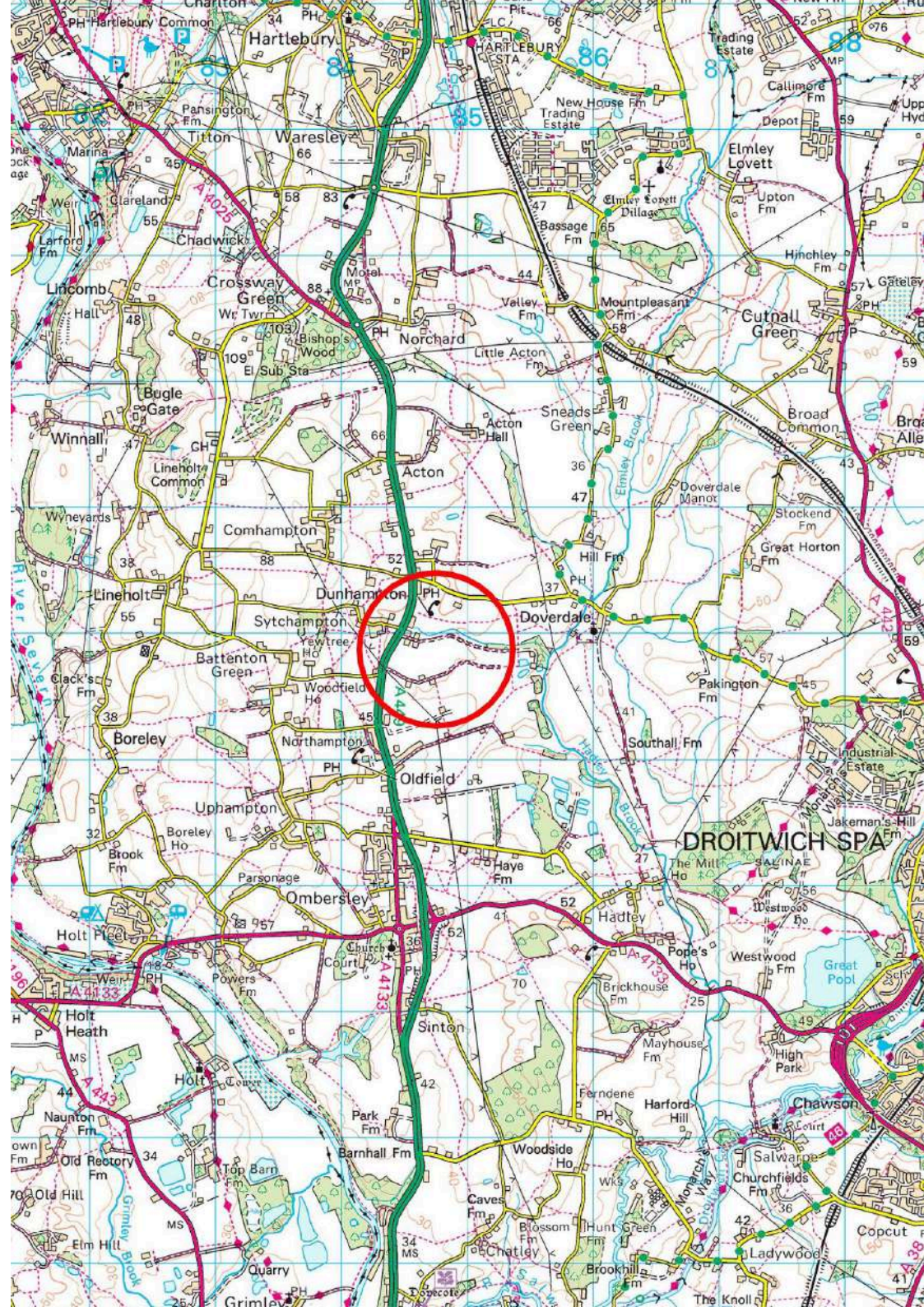
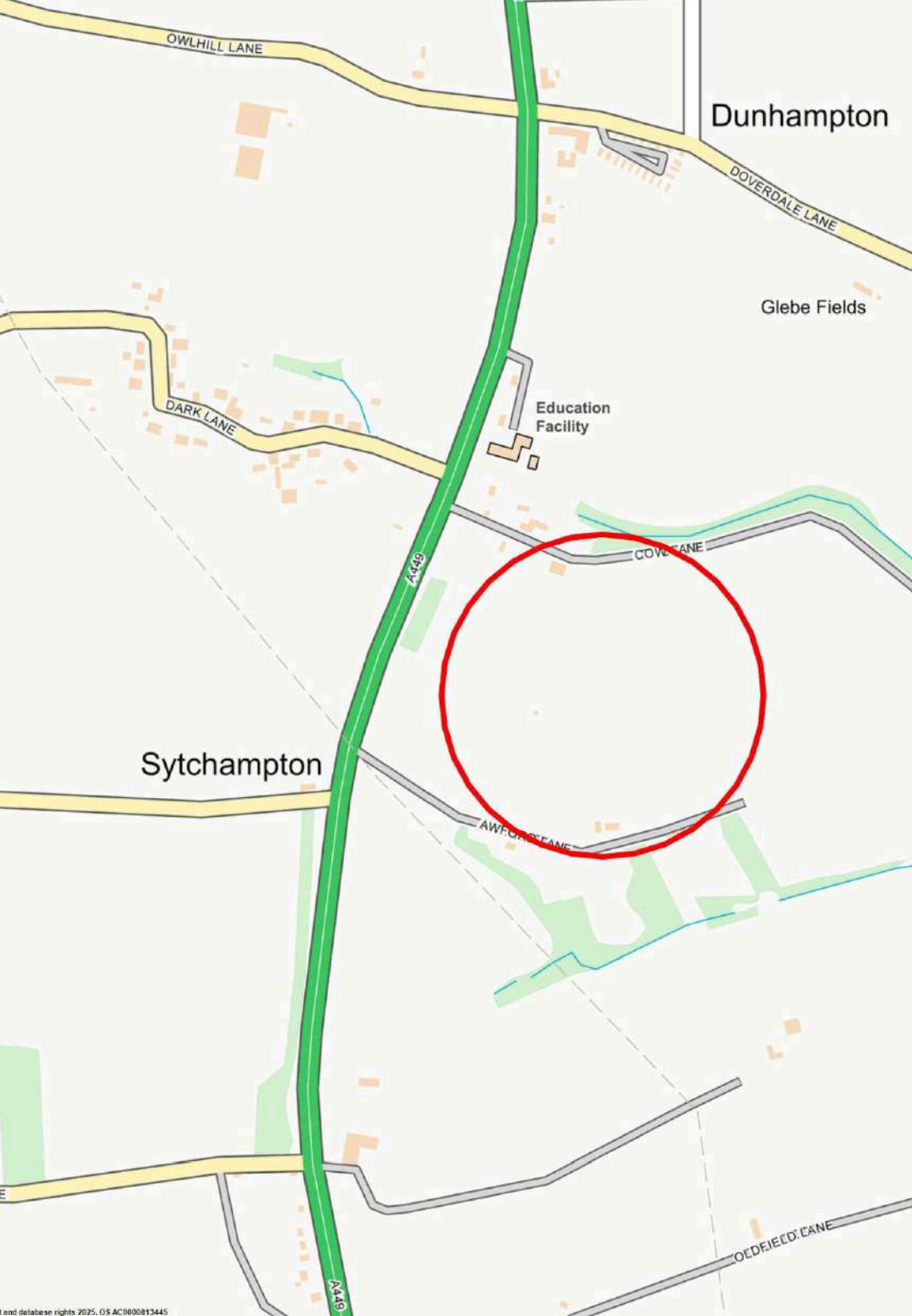
The property benefits from mains electricity and water. There is oil fired central heating and gas is provided by a liquid propane tank. Drainage is via a private septic tank located to the front of the property.

## Council Tax

The Council Tax for this property is Band G







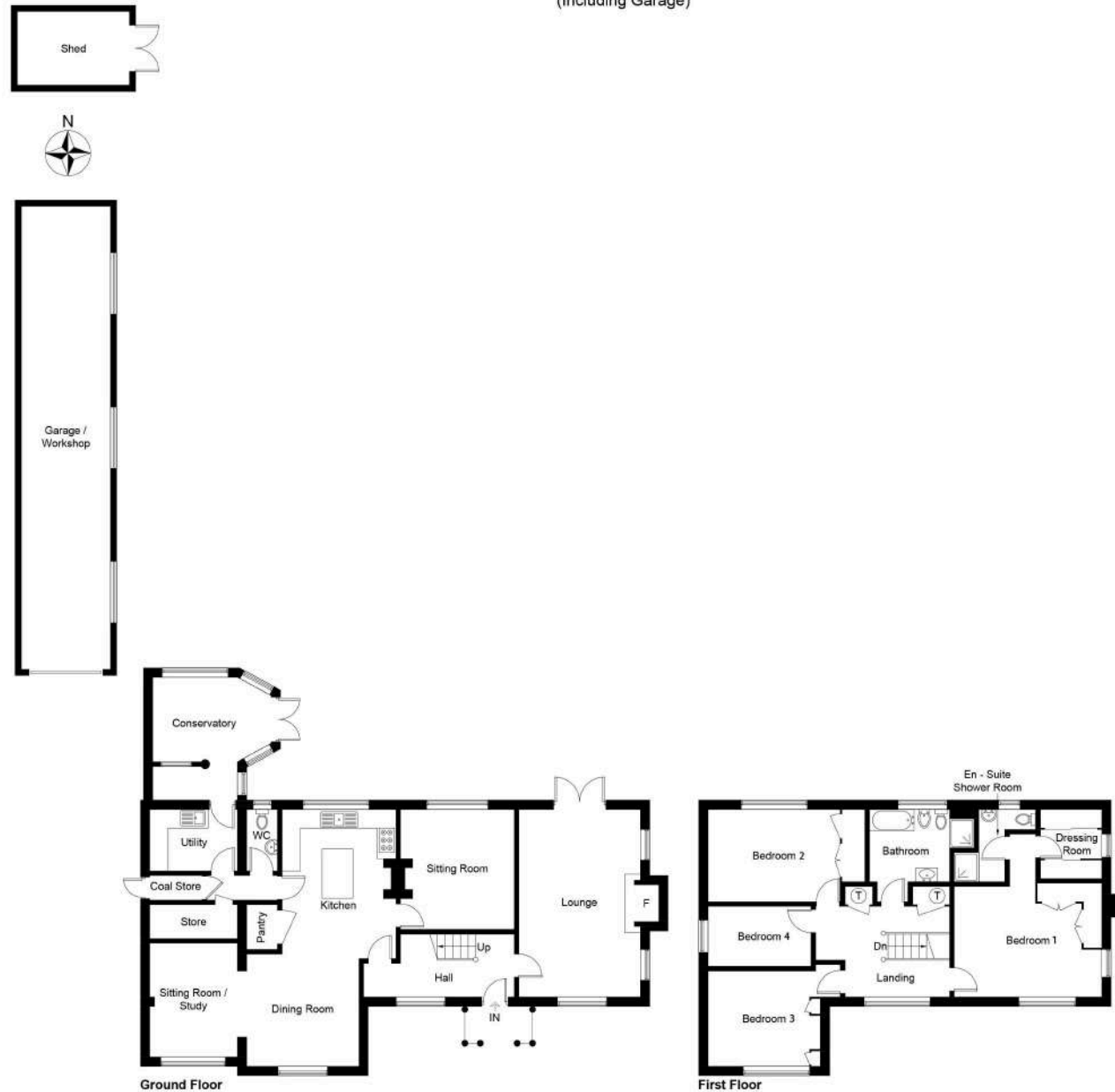


# Elmleybrook Cottage

Approximate Gross Internal Area = 213.5 sq m / 2298 sq ft

Outbuildings = 52.4 sq m / 564 sq ft

Total = 265.9 sq m / 2862 sq ft  
(Including Garage)



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

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



