



Andrew Grant
PRESTIGE & COUNTRY

Cadogan House

Feckenham, B96 6HS



Cadogan House

46 High Street, Feckenham, B96 6HS

4 Bedrooms 2 Bathrooms 3 Reception Rooms

“An elegant Grade II listed Georgian home overlooking Feckenham’s village green, offering beautifully presented interiors, charming gardens and generous grounds in the heart of a sought-after Worcestershire village...”

Scott Richardson Brown CEO

- Elegant Grade II listed four-bedroom Georgian home with cellar and versatile living spaces.
- Stunning period features including oak and flagstone floors, fireplaces and sash windows.
- Beautifully presented kitchen, dining and living areas filled with character.
- Spacious double bedrooms and two stylish bathrooms.
- Walled courtyard garden, extended by the current owner.
- Garaging with communal parking area and further driveway space.
- Highly desirable Feckenham village location with excellent schools, amenities and transport links.



2566 sq ft (238.5 sq m)



The living room

The living room is a well-proportioned space with a large sash window that fills the room with natural light. A handsome fireplace with wood-burning stove forms the central feature, framed by a detailed wooden surround that reflects the property's period character, while the outlook to the front allows a pleasant connection with the village green.





The kitchen

The kitchen is fitted with a comprehensive range of cabinetry that offers both storage and practicality, complemented by dark work surfaces that provide ample preparation space. A large cooking range with extractor sits at the heart of the layout, creating a functional space for family use and entertaining. The design incorporates a traditional style with a timeless finish, while a window above the sink allows natural light to filter in and provides an outlook to the side.



The dining room

The dining room is a generous and versatile space, perfectly suited for both formal occasions and everyday family meals. Its proportions allow for a large dining table while still offering plenty of room for additional furniture. High ceilings enhance the sense of scale, while the position at the front of the property provides a pleasant outlook through the sash window.



The study

The study offers a quiet and versatile space, ideal for home working or reading. A set of glazed doors opens to the rear sitting room, allowing natural light to flow in and providing direct access to the outside. Built-in shelving enhances the practicality of the room, offering excellent storage and display opportunities. Well-proportioned and thoughtfully positioned off the living room, the study provides a private retreat within the ground floor layout.



The sitting room and cloakroom

Adjoining the hallway and study is a bright sitting room, where large windows and skylights bring in excellent levels of natural light. The generous glazing enhances the sense of space and offers pleasant views across the rear of the property. The room is well-suited as an additional reception area, ideal for relaxation or as a family space. From here, a cloakroom with WC and wash basin, providing useful facilities for residents and visitors alike.





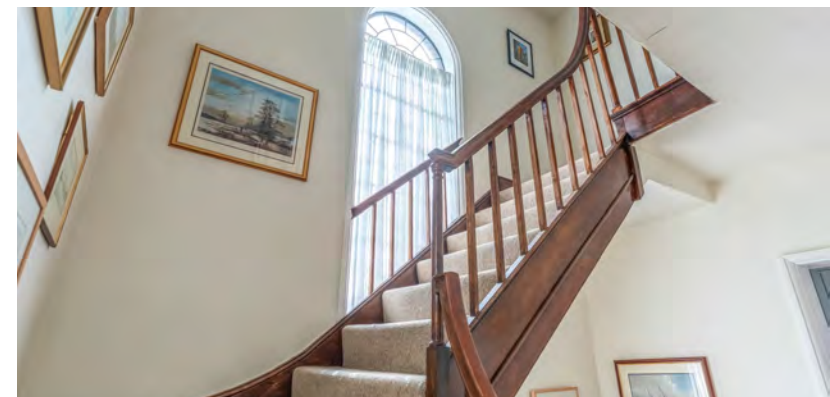
The cellar and utility

The property benefits from a useful cellar, currently arranged as a utility space with plumbing and room for laundry appliances. Retaining its exposed stonework, the area reflects the character of the home while offering practical storage and workspace. With generous proportions, it provides excellent versatility for household use, whether as a dedicated laundry room, storage area or workshop.



The hallway

The hallway provides an inviting introduction to the home, with its flagstone flooring setting a characterful tone that reflects the property's Georgian heritage. A central staircase rises gracefully to the upper floors and down to the cellar, framed by an arched opening that adds elegance and height to the space. Natural light filters through from above, brightening the passageway and creating a welcoming approach to the principal reception rooms.





The principal bedroom

The principal bedroom is a spacious and inviting room, with a large sash window that draws in natural light and frames a pleasant outlook. Its generous proportions provide space for a full suite of bedroom furniture, while built-in wardrobes offer excellent storage.





The second bedroom

The second bedroom is a bright and generously sized room, enhanced by a large sash window that frames a leafy outlook. A feature fireplace with decorative surround adds character, while fitted wardrobes provide ample storage. The room's proportions comfortably accommodate a double bed and further furnishings.





The third and fourth bedrooms

The third bedroom enjoys particularly spacious proportions, making it highly versatile for use as a main guest room or family bedroom. The fourth bedroom also offers excellent size and character, featuring a decorative fireplace that reflects the Georgian heritage of the property. Both rooms provide plenty of space for furnishings, ensuring comfort and practicality. Positioned on the second floor, these bedrooms form a private and peaceful area of the home.





The primary bathroom

The primary bathroom is a light and airy space, designed with both practicality and charm. A traditional suite includes a bath with shower above, pedestal wash basin, WC and bidet, complemented by tiled surrounds and wooden flooring. A window allows natural light to enhance the room, while the pitched ceiling adds character.





The secondary bathroom

The secondary bathroom is well presented and includes a bath with shower above, pedestal wash basin and WC. A window draws in natural light, enhancing the fresh and airy feel of the space. Wooden flooring adds warmth while fitted storage provides useful practicality. Conveniently positioned, it serves the bedrooms effectively and provides a comfortable additional facility for family living or visiting guests.



The courtyard

The rear courtyard is an attractive and private outdoor space, designed for relaxation and enjoyment. A central paved terrace provides ample room for seating and dining, while raised beds and borders are filled with colourful planting that brings seasonal interest. Curved steps lead up from the house to the courtyard, enhancing the sense of arrival, and the surrounding walls add shelter and seclusion. This area is perfect for entertaining or quiet moments outdoors.





The garden

The garden lies beyond the garaging, creating a peaceful retreat. Each property in this setting has its own garden, but the vendor has purchased the adjoining plot, doubling the space on offer. A wide lawn forms the heart of the garden, framed by well-kept hedging and an array of mature trees, including productive apple trees that provide both shade and seasonal interest. Seating areas are thoughtfully placed to capture different aspects of the garden.





The garage and parking

The property benefits from convenient communal parking at the rear, set on a gravelled courtyard providing ample space for residents and visitors. Each home is allocated a garage within an attractive block featuring a pitched roof and decorative clock detail, offering secure storage for vehicles, alongside additional potential for use as a workshop or for general storage needs.



Location

Cadogan House enjoys a prime position in the heart of Feckenham, a highly desirable Worcestershire village centred around its picturesque green. The village itself offers a welcoming community atmosphere, with two popular public houses, a café, a village hall, a church and regular community events contributing to its vibrant character.

For day-to-day amenities, nearby Astwood Bank provides a selection of shops, convenience stores, a post office and eateries. The larger centres of Redditch, Alcester and Droitwich offer supermarkets, leisure facilities, and a wider retail and dining scene. Worcester and Stratford-upon-Avon are also within easy reach.

Feckenham is particularly well placed for schooling, with highly regarded primary schools nearby, including Astwood Bank Primary School and Ridgeway Academy. Independent options are easily accessible in Bromsgrove and Worcester, with schools such as Bromsgrove School, King's Worcester, and RGS Worcester offering excellent reputations.

The location benefits from strong transport links. The M5 and M42 motorways are both readily accessible, providing connections to Birmingham, the West Midlands, and the wider motorway network. Rail services from Redditch link into Birmingham New Street, while Droitwich Spa and Worcester stations connect to Birmingham, Hereford, and London Paddington. Birmingham International Airport is also within commuting distance.

Services

The property benefits from mains gas, electricity, water and drainage.

Council Tax

The Council Tax for this property is Band F



Cadogan House

Approximate Gross Internal Area

Lower Ground Floor = 17.8 sq m / 191 sq ft

Ground Floor = 81.9 sq m / 881 sq ft

First Floor = 60.3 sq m / 649 sq ft

Second Floor = 50.2 sq m / 540 sq ft

Garage = 28.3 sq m / 305 sq ft

Total = 238.5 sq m / 2566 sq ft

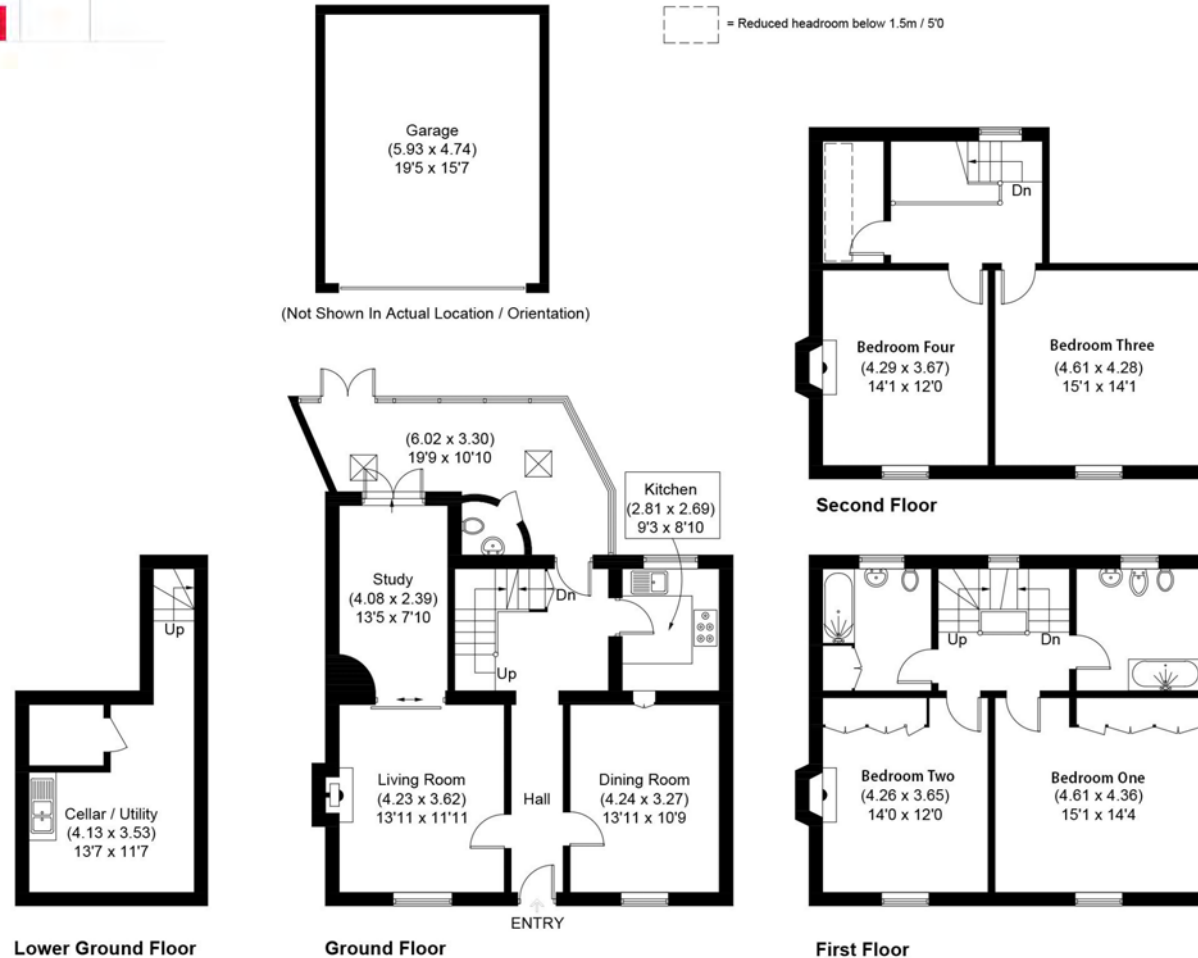
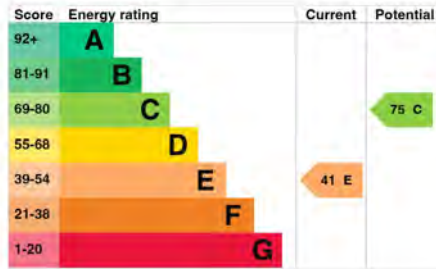


Illustration for identification purposes only, measurements are approximate, not to scale.



Andrew Grant
PRESTIGE & COUNTRY

T. 01905 734720

E. prestige@andrewgrant.com

andrewgrant.com