



Little Grange

Kempsey, WR5 3PY

Andrew Grant

Little Grange

Napleton Lane, Kempsey, WR5 3PY

4 Bedrooms 2 Bathrooms 4 Reception Rooms

A historic timber framed home with four bedrooms, four reception rooms, mature gardens approaching one acre and ample parking, offering convenience and countryside serenity.

- Period timber framed village home with four bedrooms, four reception rooms and cellar
- Inglenook fireplace with wood burner, bay fronted living room and exposed beams
- Broad mature gardens with lawns, hedging, pathways and useful outbuildings, including a barn
- Generous driveway providing ample parking for several vehicles and a double garage
- Quiet Kempsey setting with village amenities

Little Grange is a timber framed village home in the Hamlet of Napleton. The layout suits family life with four ground floor reception rooms, including a generous living room with a bay window, sitting room centring around an inglenook fireplace, breakfast room and dining room. The kitchen is practical beside the breakfast room and utility, a bathroom serves the ground floor and a cellar provides useful storage. Upstairs four bedrooms are arranged off two staircases. The principal bedroom is expansive with a bay and pleasant outlook and the accommodation is completed with a shower room. Mature gardens approaching one acre with specimen trees and meandering paths surround the house, with outbuildings and a wide driveway for ample parking. Situated on a peaceful lane near Kempsey, it presents a wonderful opportunity to rejuvenate a characterful period home, which would benefit from general improvement and modernisation.

2066 sq ft (191.9 sq m)





The kitchen

Practical and bright, the kitchen includes timber fronted units, ample work surfaces and space for appliances. Dual-aspect windows bring in natural light and give a pleasant view of the gardens. The layout sits beside the breakfast room for straightforward family meals and close to the utility for laundry and extra storage. A cooker recess, extractor and sink complete a functional room that is ready for use yet offers scope for personal improvement if desired.



The breakfast room

The breakfast room presents a lovely setting for everyday meals and gatherings. Exposed beams add character while dual-aspect windows draw in natural light. Built-in cupboards provide useful storage for crockery and glassware. From here, one of two staircases rises to the first-floor.



The living room

A generous and welcoming living room with dual-aspect windows, one a curved bay, that frame leafy outlooks. The size supports varied furniture arrangements for family time and entertaining. Timber detailing gives warmth while a central fireplace creates a natural focal point. This is a comfortable room for quieter evenings and larger gatherings alike with easy access back to the hall.





The sitting room

The character filled sitting room centres on a striking brick inglenook with a wood burning stove. Thick timber beams and large dual-aspect windows underline the home's heritage and create a cosy atmosphere. The generous footprint suits a second family space, reading room or snug. A door links back to the hall keeping the ground floor connected.



The dining room

A versatile dining room offers an ideal space for family meals, entertaining or even adaptable use as a hobbies room or home workspace. A fireplace provides an attractive focal point and a door to the outside allows easy garden access. Its location near the hall and living room makes it perfectly placed for flexible family living.



The bathroom

The ground floor bathroom includes a panel bath with shower attachment, wash basin and WC. A window provides ventilation and natural light. Its location is convenient for daytime use and for the ground floor reception rooms.



The entrance hall

A welcoming hall sits at the heart of the house and links the principal reception rooms with the kitchen. There is space for furniture and hanging with a staircase rising to the first floor. Original details and timber framing provide an immediate sense of history while the generous proportions create an easy flow for day to day living.



The primary bedroom

The primary bedroom is a superb principal room with dual-aspect windows, one being a curved bay and excellent floor area for wardrobes and seating. Its position off a separate landing gives privacy and a pleasant outlook over the gardens. The room feels restful and works well as a peaceful retreat after a busy day.



The second bedroom

The second bedroom sits close to the landing and enjoys the character of the frame with exposed timbers and gently shaped ceilings. Dual-aspect windows draw in natural light and offer a pleasant outlook across the gardens. The proportions are practical for a generous double, leaving useful wall space for storage or a desk. Ideal for guests or as a quiet study.



The third bedroom

The third bedroom offers character and versatility, exposed timber framing, a pitched ceiling and dual-aspect cottage windows draw natural light and create a distinctive atmosphere. A short internal step divides the space usefully, giving natural spaces for sleeping and storage. Well placed within the first floor, it suits a child, guest or study with good circulation to the landing.



The fourth bedroom

The fourth bedroom features period timbers and an angled ceiling provide character, while dual-aspect windows deliver natural light. The footprint lends itself to flexible use as a guest room, nursery or home office with space for storage. A practical fourth bedroom with good flow to neighbouring rooms and convenient access across the first floor.



The family bathroom

A well planned family bathroom offering everyday convenience. A glazed shower enclosure provides quick morning routines, complemented by a pedestal wash hand basin and close coupled WC. An extractor and wall mounted hot water unit support practical use. Positioned to serve the bedrooms and ground floor living areas, it is a tidy, functional space ready for immediate use.



The garden

The gardens at Little Grange deliver a classic village setting approaching almost one acre, with generous lawns, shaped evergreens and established hedging creating structure and privacy. Stone paths wind between areas of planting to give an easy flow around the house and invite relaxed exploration. Mature trees provide shade and seasonal colour while open stretches of grass are ideal for play or quiet enjoyment.



Several outbuildings, including a barn, sit within the plot for practical storage and hobbies, complemented by a broad approach to the detached double garage providing parking for multiple vehicles. The outside space feels wonderfully green with long views to surrounding countryside, giving a calm backdrop to everyday life and a delightful place for outdoor living through the year.



Location

Little Grange sits on Napleton Lane in the popular village of Kempsey, just south of Worcester. The setting combines countryside calm with everyday convenience. Kempsey offers a village shop, friendly pubs, a medical practice and community facilities. Kempsey Primary School serves the village with further schooling in Worcester including well regarded state and independent options.

Worcester's historic centre provides supermarkets, leisure facilities and a wide choice of dining. Rail services run from Worcester Foregate Street and Worcester Shrub Hill with connections towards Birmingham and London. Road links are excellent with the A38 close by and quick access to the M5 for regional travel.

Footpaths and country lanes provide lovely local walks along the River Severn and through surrounding farmland. Golf, sailing and equestrian facilities are found across the area.

Little Grange, Napleton Lane, Kempsey WR5 3PY offers an enticing blend of character living, village amenities and strong transport links, making it an appealing choice for buyers seeking space and charm within easy reach of Worcester.

Services

The property benefits from mains electricity. There is a well that provides water, pumped to the house. This water is not suitable for drinking unless boiled first. There is oil-fired central heating and drainage is supplied by a private septic tank.

Council Tax

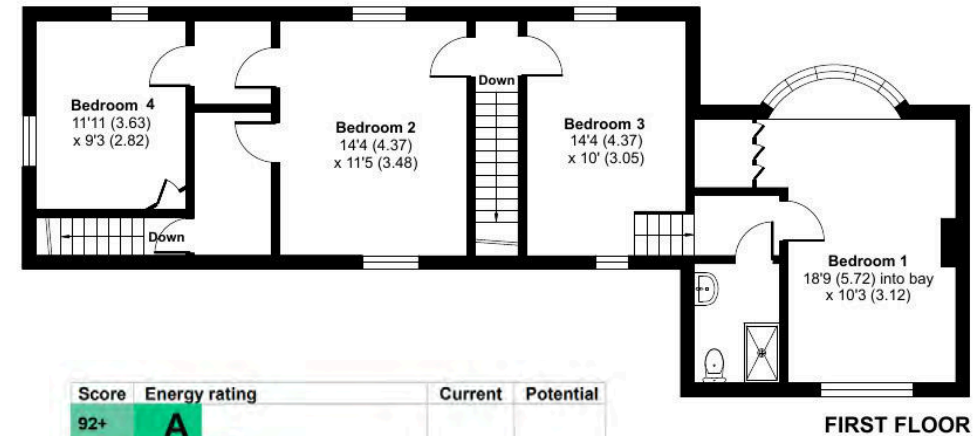
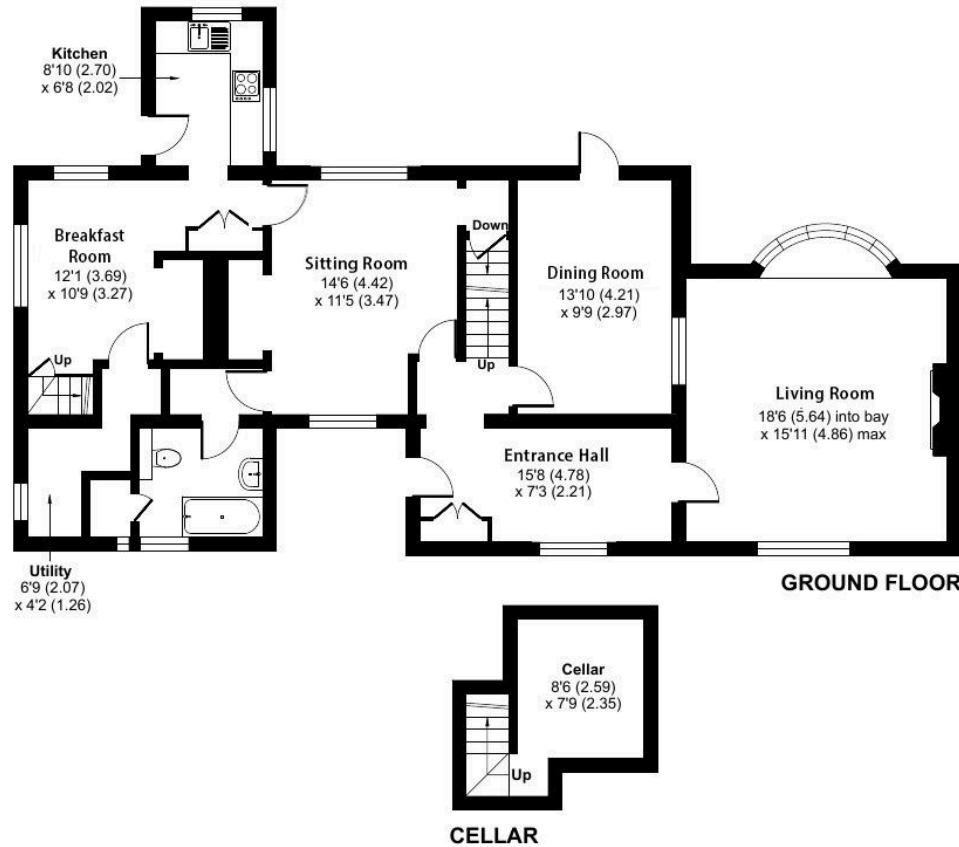
The Council Tax for this property is Band F



Napleton Lane, Kempsey, Worcester, WR5

Approximate Area = 2066 sq ft / 191.9 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		55 D
39-54	E		
21-38	F	25 F	
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025. Produced for Andrew Grant. REF: 1357365



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