



## Hemming Cottage

New End, B96 6NA

Andrew Grant



# Hemming Cottage

104 The Ridgeway, New End, B96 6NA

2 Bedrooms    1 Bathroom    1 Reception Room

A beautifully restored 16th century thatched Grade II listed cottage, offering timber framing, generous living space and gardens in a tranquil rural setting.

- Fully refurbished Grade II listed timber-framed cottage with thatched roof, meticulously restored throughout.
- Spacious reception rooms with exposed beams and impressive inglenook fireplaces.
- Lawned gardens with mature hedging, patio and brick outbuilding.
- Expansive gated driveway with gravelled parking area and wiring for an EV charging point.
- Newly insulated Boiler Room housing a new Gledhill hot water system and ATC Varena digital electric radiators throughout.
- Peaceful rural location with nearby village amenities and road links.

Hemming Cottage is a picture-perfect thatched home that has been fully refurbished from top to bottom, including the thatch, wiring, plumbing, flooring, the frame, wattle and daub, brickwork and heating. Set behind timber gates, the ground floor features a characterful living room, a versatile second bedroom with adjoining dressing room or study, a contemporary shower room and a well-appointed kitchen opening into a light-filled boot room. Upstairs, the landing leads to a comfortable principal bedroom with its own powder room and dressing area. Outside, the gardens are mainly laid to lawn, with mature hedging, a brick outbuilding and extensive gravelled parking and separate pedestrian access.

1034 sq ft (96.1 sq m)







## The kitchen

This generous Howdens kitchen sits at the heart of the house and provides a well balanced space for everyday cooking and gathering. Dark worktops contrast with white cabinetry and there is a built in oven, hob, dishwasher, washing machine and fridge freezer. A window bring in views of the garden and a breakfast bar offers ample room for dining. A door opens to the light filled boot room for easy access to the garden.











## The living room

This cosy living room lends itself to informal gatherings and quiet relaxation. A newly lined brick inglenook fireplace with stone hearth and timber lintel forms the focal point and dark beams across ceiling and walls provide character. The room is also wired for a wall mounted television and a wall mounted immersion heater switch. Flagstones continue underfoot and a staircase rises to the first floor.







## The shower room

The shower room provides a modern sanctuary with its glass enclosed cubicle fitted with rainfall and hand held fittings against marble tiles. A vanity unit with integrated basin offers storage and is complimented by a WC, heated towel rail, shaving point and extractor fan, while a frosted window brings in light while preserving privacy.





## The entrance hall

The entrance hall offers a welcoming introduction, with a solid front door and ironwork latch opening into a space laid with flagstone flooring and exposed timber beams. Wall-mounted sconces add a warm glow.





## The landing

The landing features angled ceilings, original oak flooring and a window framing a green outlook. Generously proportioned, it offers potential for a small child's sleeping area, dressing area or study area alongside the adjoining bedroom.





## The primary bedroom and powder room

The first floor bedroom is a restful retreat with sloping ceilings, exposed beams and original oak flooring dating back to the 16th century. There is ample space for bedroom furniture along with a fitted TV point, while a window overlooks the garden beyond. Across from the bedroom, the powder room with WC and basin is tucked under the slope of the roof, offering convenience for the primary bedroom. Both the bedroom and landing ceiling light areas have been strengthened to take the weight of fan lights, should the new owner wish to fit them.







## The second bedroom and dressing room

Positioned on the ground floor, this well-proportioned room works equally well as a bedroom or additional reception space, with exposed timber beams, a brick inglenook fireplace with stone hearth and flagstone flooring. Dual rear-facing windows provide a pleasant outlook and the room benefits from a fitted TV point and is wired to take an electric fire. Accessed from the second bedroom, an adjoining room offers ideal use as a dressing room or study, with a window and space for shelving or storage.







## The garden and driveway

The gardens are largely laid to lawn, bordered by mature hedging and trees to create a private, rural setting. To the rear, the garden is accompanied by a former brick outbuilding. To the front, stone slabs sit adjacent to the home with a capped well offering potential as a superb focal point. Approached through timber gates, the driveway opens to a generous gravelled parking area, providing extensive off-road parking and a discreet sense of arrival. There is also a pathway leading off the parking area to a pedestrian entrance on to the road.





## Location

Hemming Cottage lies along The Ridgeway in the small settlement of New End amid rolling countryside. Leafy lanes, farmland and woodland characterise the immediate area, offering a peaceful rural setting and plenty of opportunities for walking and cycling.

Nearby villages provide day to day amenities such as local shops, pubs, cafés and community facilities, while larger market towns supply a wider range of services and supermarkets. There is a choice of primary and secondary schools in the wider area and several independent schools within comfortable driving distance.

Road links connect the property to regional centres including Worcester, Stratford upon Avon and the Midlands, and there are mainline rail services available from nearby towns. For those seeking outdoor recreation, the surrounding countryside offers bridleways, footpaths and country parks. Residents enjoy a sense of community and the ability to retreat from the bustle of city life while remaining within reach of conveniences.

## Services

The property benefits from mains electricity, water and drainage.

Broadband Speed: Standard broadband available. Download speeds up to 20 Mbps and upload speeds up to 1 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, Vodafone, Three and O2 (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low for river and surface water flooding.

## Council Tax

The Council Tax for this property is Band F

## Agent Note

The renovation was carried out by the heritage specialists, Splitlath Limited. The thatch is looked after by Master Thatcher Mark Tydeman - who has looked after the thatch for at least 30 years.





# The Ridgeway

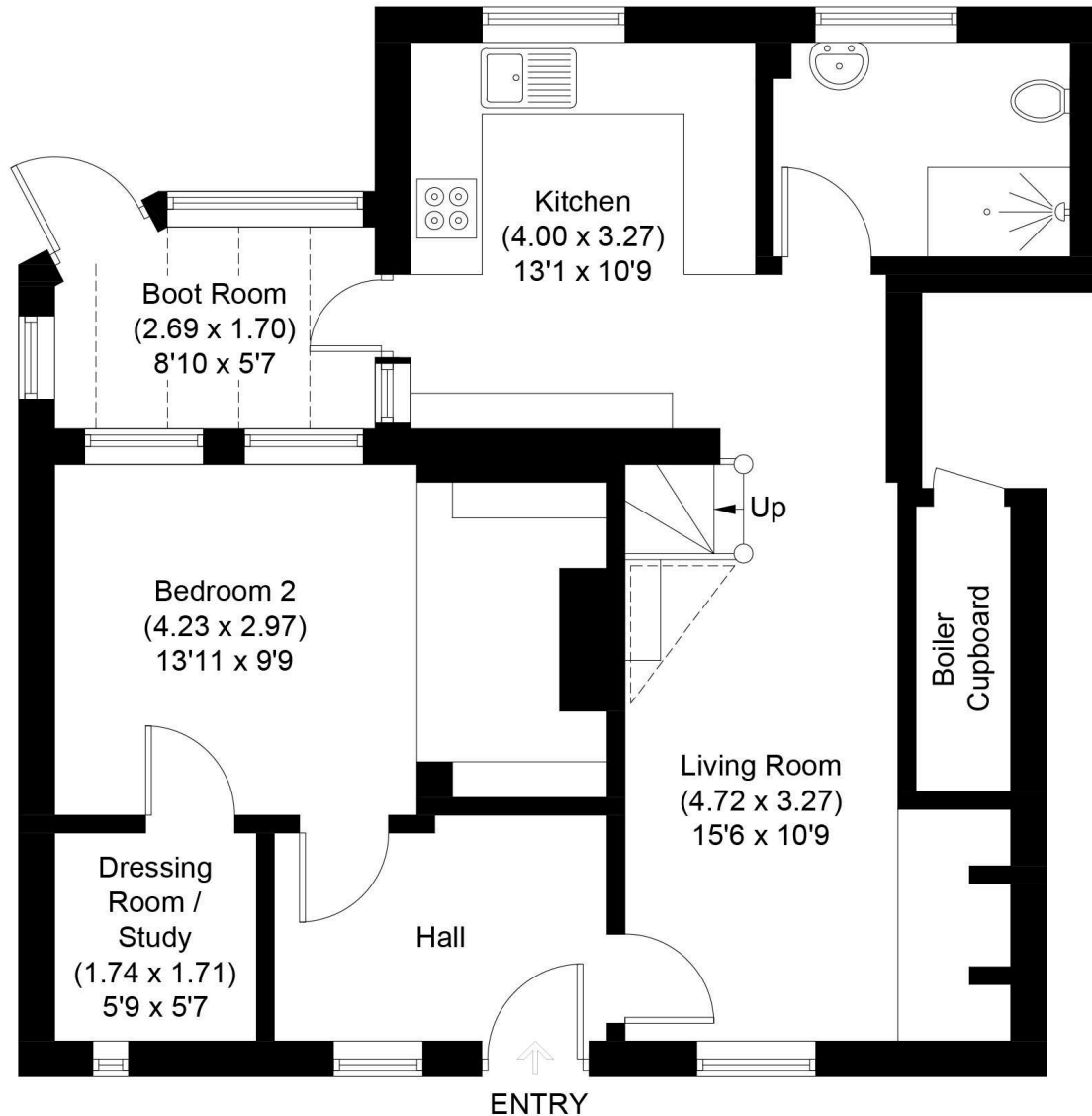
Approximate Gross Internal Area

Ground Floor = 59.3 sq m / 638 sq ft

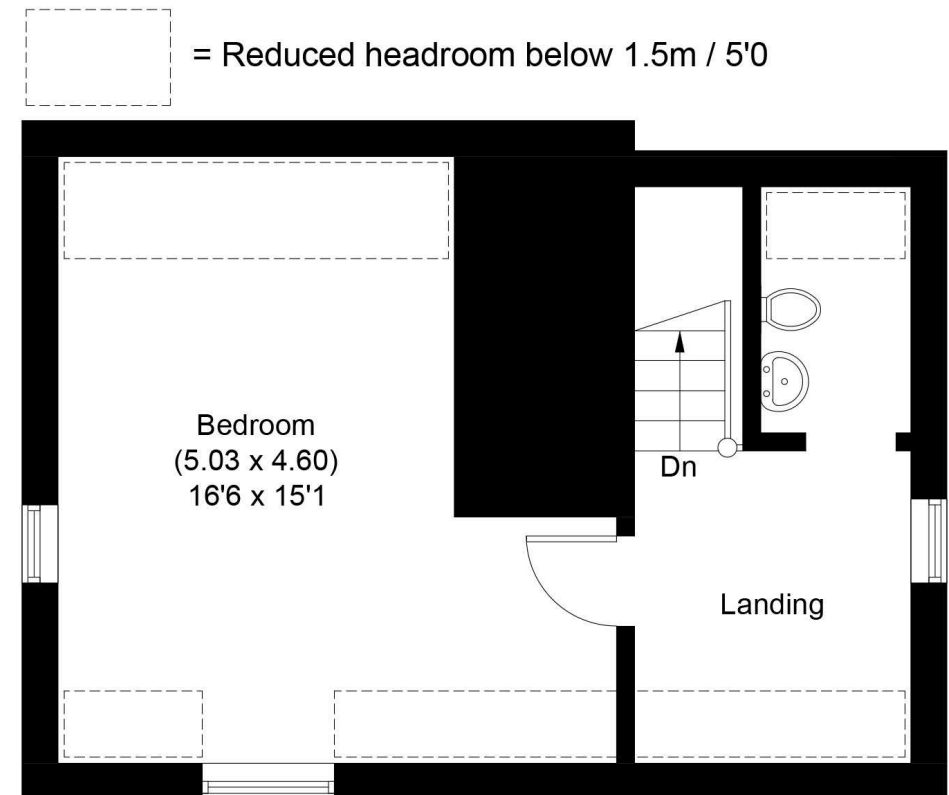
First Floor = 34.9 sq m / 376 sq ft

Boiler Cupboard = 1.9 sq m / 20 sq ft

Total = 96.1 sq m / 1034 sq ft



Ground Floor



First Floor





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