



Stoulton

Worcestershire |



## Stoulton, Worcestershire,

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- 2,304 sq.ft – open-plan, stylish accommodation
- Set in just under an acre of private, mature gardens and woodland
- Surrounded by fields and farmland that will remain untouched by future development.
- Large kitchen-family room with high-specification appliances
- Kitchen island ideal for gatherings
- Elegant ceramic tiled floor and contemporary ceiling downlighters
- Bifold doors opening to the gardens for seamless outdoor transition
- Sitting room with a vaulted ceiling for abundant natural light
- Beautiful wooden floors throughout most of the ground floor
- Log-burning stove for warmth and ambiance
- Additional bifold doors with breathtaking views of the Malvern Hills
- Four generous double bedrooms, adaptable as extra reception rooms
- Master bedroom featuring an en-suite shower room
- Stunning main bathroom with a free-standing bath and double shower cubicle
- Outbuildings for car/motorbike enthusiasts or hobbies
- Refreshing outdoor swimming pool for summer leisure
- Ample parking secured behind a classic five-bar gate
- Perfect blend of privacy and easy access to local amenities





The Oaks, a beautifully refurbished single-storey residence set in just under an acre of private, mature gardens. Accommodation of 2,304 sq.ft (excluding workshop, garage, and swimming pool) This stunning property offers a harmonious blend of stylish accommodation and countryside living, surrounded by fields and farmland that will remain untouched by future development.

Step inside to find a spacious open-plan layout that seamlessly connects with the surrounding countryside. The heart of this wonderful home is a large kitchen-family room, equipped with high-specification appliances, fitted cabinetry, and striking quartz worktops. The kitchen island provides ample space for gatherings, while the elegant ceramic tiled floor and ceiling downlighters create a contemporary ambiance. Bifold doors open wide to the gardens, allowing for effortless outdoor living and entertaining, incorporating stunning views of the gardens, oak trees and the Malvern Hills. Adjacent to the kitchen is the utility room which has direct access to the inner courtyard.

The large sitting room has a vaulted ceiling, filling the space with natural light and warmth. Beautifully engineered wooden floors flow throughout much of the ground floor, enhancing the home's inviting atmosphere. A log-burning stove serves as a focal point, perfect for those chilly evenings. Additional bifold doors provide breathtaking views of the majestic Malvern Hills, making this space truly special.

The Oaks features four generous double bedrooms, each offering the flexibility to be used as extra reception rooms, - such as a study or home office. The large master bedroom includes an en-suite shower room, while a stunning main bathroom awaits, complete with a free-standing bath and a spacious double shower cubicle.

The expansive gardens are mainly laid to lawn and enclosed by hedging, ensuring privacy as you enjoy the outdoors.





At the end of the garden, a woodland invites exploration. For car or motorbike enthusiasts, outbuildings provide ample storage for hobbies. In the summer months, take a refreshing dip in the outdoor swimming pool.

With ample parking secured behind a classic five-bar gate, with an additional five-bar gate opening into an inner courtyard; The Oaks combines privacy with easy access to local amenities. This truly lovely home is perfect for those seeking a retreat which has spacious and stylish accommodation with stunning countryside views.

Stoulton has a small village hall and is within walking distance to Feli's bar and restaurant. M5 junction 7 is approximately 4 miles, Worcester City 5 Miles, Pershore Town 3 miles, and easy access to Worcestershire Parkway train station

Mains Water  
Mains Electricity  
Mains Drainage  
Oil Central Heating  
Council Tax Band F

Administrative deposit:

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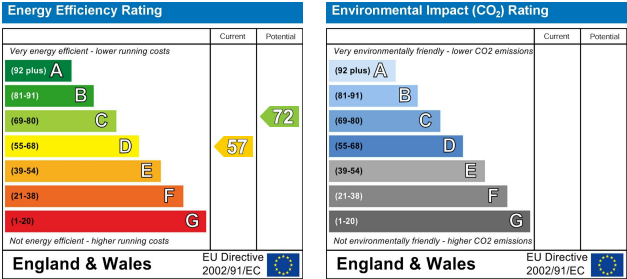




The Oaks, Hawbridge, Stoulton, WR7 4RJ



Total Approx Area: 214.0 m<sup>2</sup> ... 2304 ft<sup>2</sup> (excluding porch, workshop, garage, swimming pool)  
All measurements of doors, windows, rooms are approximate and for display purposes only.  
No responsibility is taken for any error, omission or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



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