



Mulberry House
Stanford Bridge
Worcestershire

G HERBERT
BANKS

Mulberry House Stanford Park Stanford Bridge Worcestershire WR6 6SG

**An exquisite contemporary country house.
Glorious Teme Valley views.**

**Grand Reception Hall, Cloakroom, Drawing
Room, Study, Fabulous Living/Dining
Kitchen, Conservatory, Utility Room.
Four Double Bedrooms, 3 Bath/Shower
Rooms (2 En-suite).**

Double Garage with loft room over.

In All About 3232 sq.ft.

**Block Paved Driveway. Splendid Landscaped
Gardens.**

Situation

Mulberry House is a fabulous country house in a truly outstanding setting. From its elevated position, it commands glorious views over the surrounding valley. The property forms part of the small Stanford Park development.

The valley provides many rewarding walks and recreational opportunities. Stanford Bridge is a popular and accessible north Worcestershire village which provides some good local amenities including a village hall, the historic church, small farm complex with delicatessen, butchers, interiors shop, coffee shop, hairdressers and garden store. The popular Baiting House Public House and Sapey Golf Club are a short driving distance away. The nearby town of Tenbury Wells has a wonderful Art Deco theatre and cinema.

Mulberry House is approached over a wonderful long tree-lined driveway. It is very well-placed for access to Kidderminster and The Wyre Forest, Ludlow, Worcester and Birmingham. Kidderminster has a rail link to Worcester, Birmingham and London. There is M5 motorway access via junctions 5 at Wychbold, 6 and 7 to the north and south of Worcester.

The property lies within the catchment of the desirable Chantry School at Martley and is also a short driving distance from the renowned Abberley Hall Preparatory School. Worcester and Malvern have a range of public and preparatory schools. There are also junior schools available nearby at Abberley and Great Witley.

Description

Mulberry House is a magnificent country house which was built for the present owners and completed about 14 months ago. It is being sold with the benefit of a professional consultant's certificate issued by an architect.

The exceptional accommodation is beautifully designed and proportioned and has many striking rooms. There is triple glazing.

Mulberry House is approached by a very impressive reception hall with handsome oak staircase to the first floor. There is a cloakroom, linen cupboard and cloaks cupboard off. Lying off this hall is a graceful drawing room with feature fireplace with cast iron stove. There is a separate study.

The stunning and substantial living/dining kitchen provides outstanding social and dining space. The kitchen is fitted with a striking range of dark blue wall and floor mounted cabinets with imposing central island unit and high-quality quartz working surfaces. Appliances include a Neff microwave, Neff ceramic hob with extractor hood over, Neff dishwasher, twin Neff electric ovens, sink incinerator, wine fridge and a large Samsung fridge freezer. The kitchen leads directly into the magnificent dining room with twin double-glazed French doors to the rear terrace. All these ground floor rooms have Karndean flooring.

Leading directly off the dining kitchen is the splendid conservatory which enjoys some truly captivating views over the valley. The house also benefits from a separate utility room with matching cabinets, quartz working surfaces, sink unit and plumbing for washing machine.

The beautiful handmade oak staircase leads to the fabulous gallery landing. There are 4 double bedrooms. The master bedroom has a luxury en-suite bathroom with separate shower. There is also an en-suite shower room to the guest room and separate family bathroom, all being appointed to an extremely high standard.

Outside

Mulberry House is approached by a granite set block paved driveway providing good vehicle hardstanding. There is a detached double garage with electronically controlled up and over door, door to side, power and lighting and concrete floor. Above the garage and approached by a timber staircase is an excellent loft room with further potential which has power and lighting.

Beautiful Landscaped Gardens

The gardens have been expensively landscaped by the present owners to provide wonderful entertaining space. They lie principally to the side and rear of the house and include a lawned garden with gravelled area and mixed hedging, timber panelled fencing and large flagstone terrace with amazing views. There is external lighting and cold-water tap.

Agents Note

Please note a public footpath runs over the northern edge of the property. The Vendors have applied for a footpath diversion order. Further details are available via the Agents.

Mulberry House is an exceptional country home which warrants an immediate inspection.

General Information

Services

Mains water and electricity. Private communal drainage. LPG central heating.

Local Authority

Malvern Hills District Council Tel: 01684 862151

Fixtures and Fittings

Fitted carpets, curtains, blinds and light fittings are included in the sale price. Otherwise any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Viewing

Via the Sole Agent's Great Witley Office Tel: 01299 896968.

Directions

From Worcester take the A443 signposted to Tenbury Wells. Proceed until reaching the village of Great Witley. In Great Witley take a left-hand turn onto the B4203 signposted to Bromyard, opposite the petrol station. Continue for about 2 miles crossing the River Teme and take a left-hand turn into the long private driveway, just after the farm shop complex. The property can be located ahead on your right-hand side.

Sales particulars produced October 2020



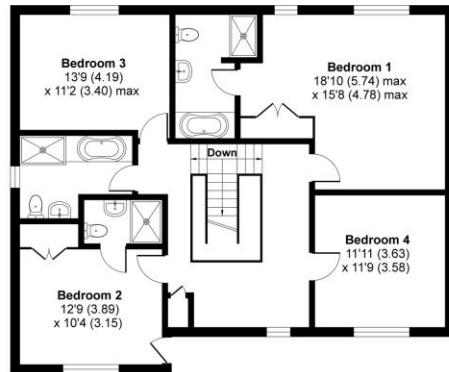




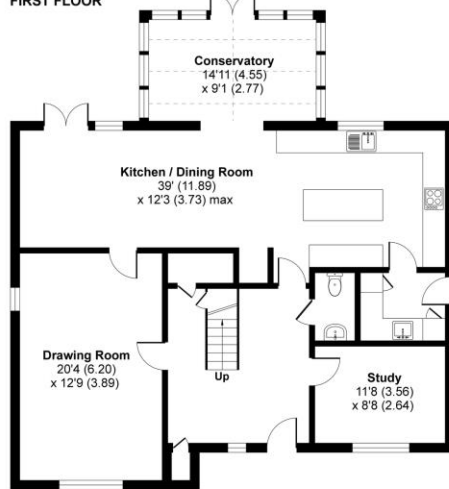
Stanford Park, Stanford Bridge, Worcester

Approximate Area = 3232 sq ft / 300 sq m (includes garage)

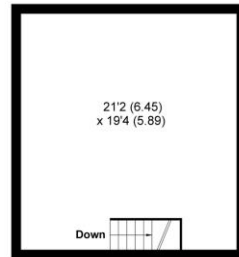
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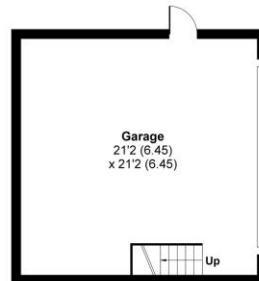
FIRST FLOOR



GROUND FLOOR



GARAGE FIRST FLOOR



GARAGE GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2020. Produced for G Herbert Banks LLP. REF: 651005



G HERBERT BANKS

G.Herbert Banks
The Estate Office, Great Witley
WORCESTER WR6 6JB
Tel: 01299 896 968
Email ghb@gherbertbanks.co.uk
www.gherbertbanks.co.uk

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