



Manor Cottage, Upton Warren, Bromsgrove

G HERBERT
BANKS

EST. 1898

Manor Cottage
Rectory Lane
Upton Warren
Bromsgrove
Worcestershire
B61 7EL

A contemporary detached bungalow with comprehensive equestrian facilities.

Situated within this much favoured village on a no through road.

- Lounge, Dining/Living Kitchen, Utility Room, Four Bedrooms, Three En-Suite Shower Rooms, Family Bathroom.
- Substantial Outbuildings with Large Barn, Secondary Barn, Stabling, Ménage and Paddock. In all bout 1.75 acres.

Situation

Manor Cottage is situated in a no through country lane in a very popular and accessible north Worcestershire village of Upton Warren. The village is extremely well placed for access to Bromsgrove which is about 4 miles distant and the M5 motorway junction 5 at Wychbold.

Both Bromsgrove and Droitwich have an extensive range of amenities including railway stations, a range of private and state schools and Waitrose supermarket.

The Cities of Worcester and Birmingham together with the West Midland conurbation are also very accessible.

Description

This very well-appointed contemporary bungalow was completed within the last twelve months for the present vendor. The flexible double-glazed accommodation is a very good opportunity for those with multi-generational requirements.

Manor Cottage is set well back from the lane with a gated entrance and sweeping gravelled driveway providing a good amount of parking, particularly to the rear.

Double doors lead through to a small hall beyond which is the excellent lounge/principal reception room with bi-fold doors to the exterior.

There is a utility/secondary kitchen together with a first class fitted dining/living kitchen. This includes a range of wall and floor mounted cabinets, granite working surfaces, integrated appliances including dual ovens and a fridge/freezer.

Overall the property provides four bedrooms, three with luxury en-suite shower rooms together with a family bathroom including the bath with built in watervue tv.

Outside

Manor Cottage provides an extensive range of outbuildings including oak clad stabling with feed and tack room, mare and foal box and additional barn.

Substantial steel frame barn with power supply, two greenhouses.

These buildings lie within a substantial concrete courtyard. Laying off this is a Ménage with paddock beyond.

GENERAL INFORMATION

Energy Performance

Current Rating: 74C
Potential Rating: 121A
Carried out: 14th October 2021

Services

Mains electricity and water. Private drainage. Oil Fired Central Heating.

Local Authority

Wychavon District Council- 01386 565000

Fixtures and Fittings

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

What3words ///level.hazelnuts.insist

Score	Energy rating	Current	Potential
92+	A		121 A
81-91	B		
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Approximate Area = 1157 sq ft / 107.4 sq m

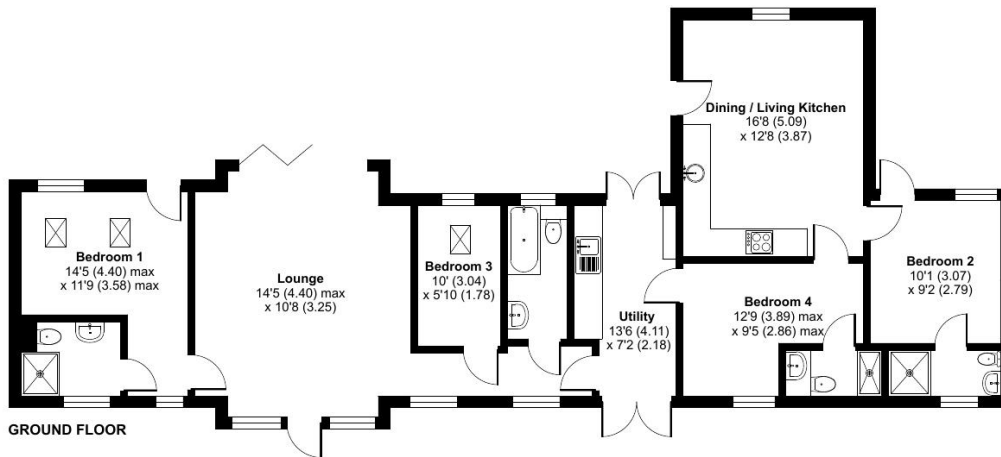
Outbuilding = 972 sq ft / 90.3 sq m

Total = 2129 sq ft / 197.7 sq m

For identification only - Not to scale



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for G Herbert Banks LLP. REF: 1360643

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