



OWL BARN

Stonehall Farm, Stonebow Road, Drakes Broughton, Worcestershire



A BEAUTIFULLY CONVERTED, DETACHED FORMER BARN SITUATED IN AN IDYLIC RURAL POSITION.

With a gated driveway, double garage, spacious garden, and stunning open countryside views to Bredon Hill.



Services: Mains electricity and water are connected to the property. Air source central heating. Private drainage.

Tenure: Freehold.

Local Authority: Wychavon District Council. Telephone: 01386 565000

Council Tax - TBC

What3words: ///arriving.sculpting.embodied

SITUATION

Owl Barn is situated just over half a mile north of the rural Worcestershire village of Drakes Broughton, which is a vibrant place to live with a fantastic community spirit. Drakes Broughton is home to two traditional pubs, St Barnabas School, which includes a Pre-School, First School, and Middle School, a recreation ground, village hall and local shops including a general store and fish and chip shop.

Broader shopping and services can be found in the local market town of Pershore, which is only 3 miles to the south of the village. There is horse racing at Stratford upon Avon, Warwick and Worcester, walking in the Malvern Hills National Landscape, golf at Pershore Golf Club and The Worcestershire Golf Club, and theatres at Stratford-upon-Avon.

There is an excellent range of secondary state schools in the area to suit most requirements, including Pershore High School and The De Montford School in Evesham. Private schools include The Elm School in Colwall, which is a highly regarded prep school for children aged 2-13, RGS Worcester, The King's School Worcester and Bowbrook House School, of which is located approximately one mile away and is a finalist in the Independent School of the Year Award category of the Worcestershire Education Awards 2025. Boarding is available at the popular Malvern College.

Owl Barn is well positioned for the commuter; there is a direct rail service from Pershore Railway Station to London Paddington, taking approximately 2 hours. There is also excellent regional and national road access, as the M5 (J7 at Worcester and J8 at Tewkesbury) is only 8 miles away, and the A44 passes through Drakes Broughton providing access to Pershore to the south and Worcester to the north.

Pershore 3.4 miles (Intercity trains to London Paddington), Worcester 8.2 miles, Cheltenham 20.5 miles, Broadway 15 miles, M5 (J 7 Worcester & J9 Tewkesbury), both 8 miles, Stratford-upon-Avon 20 miles, Birmingham International Airport 38 miles. (All distances and times are approximate).









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A beautifully converted former agricultural barn with far-reaching open countryside views to Bredon Hill. The property benefits from a private gravelled driveway with a wrought iron gated entrance, double garage and ample parking for several cars. The property further benefits from heating provided by an air source heat pump and aluminium windows with integrated blinds throughout.

The front door opens to a bright and airy, dual-aspect kitchen with a central island, integrated NEFF appliances, wine fridge and delightful open countryside views. The kitchen flows into a spacious sitting/dining room, complete with bifold doors opening to the stone-paved patio and garden beyond, which flood the room with natural light. The kitchen and sitting/dining room benefit from underfloor heating. A door opens to a generous ground-floor bedroom with a modern ensuite shower room and stunning open countryside views. The ground floor further extends to a WC and utility room, with space for a washing machine and dryer and an external door leading to the gravelled driveway.

Stairs in the dining/sitting room rise to the first-floor landing, which provides access to the impressive, dual-aspect Principal bedroom with a modern, tiled ensuite bathroom, complete with free-standing bath and walk-in shower and bi-fold doors opening to a large balcony. The first floor further extends to two generous bedrooms with en suite shower rooms, both of which offer a different aspect of the beautiful surrounding countryside. The entirety of the first-floor benefits from acoustic decking.

Furthermore, two semi-detached barn conversions are in the development and available to purchase for a buyer wanting ancillary accommodation for relatives, carers or staff.









OUTSIDE

The spacious garden is a particular feature of the property, offering privacy and seclusion. The garden is principally lawned and is bordered by wooden post and rail fencing. A stone-paved patio wraps around the perimeter of the property, which leads to a spacious patio area and is separated from the lawned garden by a low-retentioned stone wall.

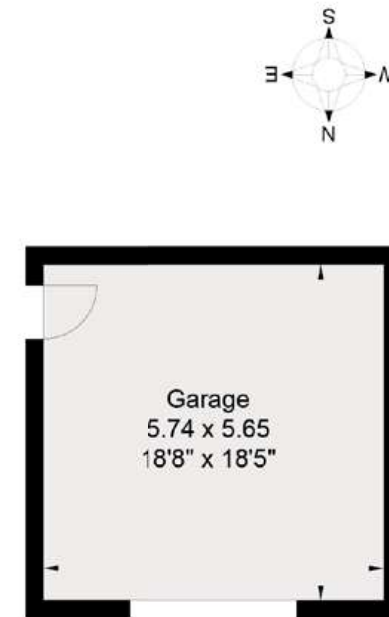




First Floor

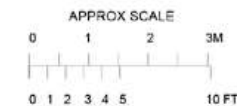
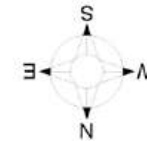


Ground Floor



Outbuilding

Not shown in actual location / orientation



Approximate Gross Internal Area

House: 202 sq m (2,175 sq ft)

Outbuilding: 32 sq m (349 sq ft)

Total: 234 sq m (2,524 sq ft)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
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Date: 25 March 2025
Our reference: STR012555100

Owl Barn, Stonehall Farm, Stonebow Road, Drakes Broughton, WR10 2AT

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£850,000**.

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We'd love to help you.

Yours faithfully

A stylized, handwritten signature in black ink that reads "Knight Frank".

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