



RADFORD MILL

Mill Lane, Radford, Worcestershire





A WONDERFUL FAMILY HOME IN AN IDYLLIC SETTING CREATED FROM A GEORGIAN FORMER MILL

It has been beautifully refurbished to incorporate many delightful period features blended in with very modern living with a detached cottage in grounds of about 12 acres.

Summary of accommodation

Five bedrooms | Five bathrooms | Six reception rooms

Garden

Fishing | Water frontage | Garage

Cottage

Grounds 12.09 acres

Distances: Alcester 7 miles, Worcester 11 miles, Warwick 20 miles (Warwick Parkway station intercity trains to London Marylebone from 75 minutes), Stratford 14 miles, M5 (J6) 9 miles, Birmingham 24 miles

(All distances and times are approximate)



SITUATION

Radford Mill is situated at the end of a no-through road, which is approached off a quiet country lane. Radford is a village of attractive homes and period properties with a popular public house which is within a short walking distance from Radford Mill.

Radford Mill is within the catchment area of the highly successful Prince Henry School, Evesham. Inkberrow is a nearby village where there is a shop, school and two further public houses. Worcester is to the west, with two excellent Independent Day Schools; Kings Worcester School and Royal Grammar School Worcester. It has a Cathedral and all the shopping and business needs that would be expected of a City. Worcester also has county cricket and horse racing on the banks of the River Severn. Stratford-upon-Avon is to the east which is renowned for its culture and famous theatres.

Excellent access to the M5 at Junction 6 with convenient access to the M40 (Junction 15), the M42 (Junction 3) and M40 (Junction 15). Regular trains run from Evesham, Pershore, Worcester Parkway, Worcester and Warwick Parkway to London and Birmingham.

Quiet country lanes, footpaths and bridleways provide access to the surrounding countryside and woodlands.





THE PROPERTY

Radford Mill is a charming property, the earliest part of which dates back to the 16th century. The largest part of the property was formally the village Mill and was built in the Georgian era. The property is not listed. The current owners have undertaken very extensive remodelling of the accommodation to create a charming and practical family home providing about 5,750 square feet of accommodation.

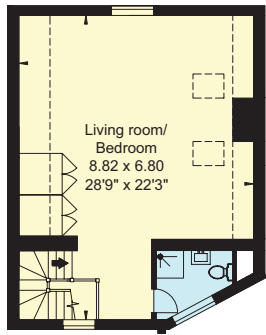
The property has flagstone floors and extensive exposed timberwork. The galleried entrance hall has an open brick fireplace with a Clearview woodburner. At the far end is a cloakroom, WC, extensive utility room, boiler room and backdoor leading out to the exterior of the property. The kitchen/breakfast room has bifold doors opening on to the deck with views over the Mill pond and gardens. The modern fitted kitchen has a large island with breakfast bar, Aga and integrated appliances, a family dining table and a separate sitting area. Stairs lead down from the kitchen into an inner hall; the oldest part of the building. The wheelroom is accessed from this hall and contains the original waterwheel which still has the sound of running water passing through it. Believed to date from 1804 this room incorporates attractive timbering, cabinets and a dining area and can be a delightful space for special entertaining. Further along the hall is a sitting room with fireplace and log burner that connects to the study. Stairs lead up from here to the impressive drawing room which is nearly 30 feet long with a dressed stone fireplace and the original Mill shaft and hopper in situ. Bifold doors open on to a balcony which sits over the Millpond and enjoys extensive views of the grounds.

There are five bedroom suites with the principle bedroom suite having a vaulted ceiling, exposed timbers and amazing views. There is a large dressing room with fitted wardrobes as well as an en suite luxury bathroom with a clawfoot free-standing bath and shower. All bathrooms are of a high quality. Some of the bedrooms open on to a spacious TV/playroom area, part of which could be converted into a sixth bedroom if required.

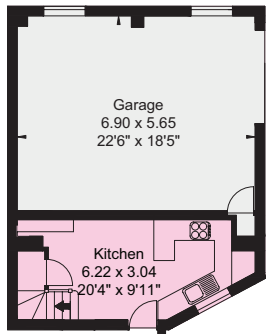




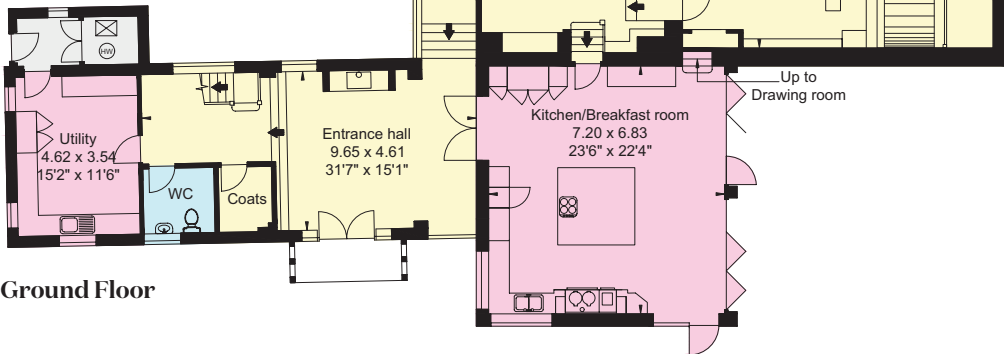




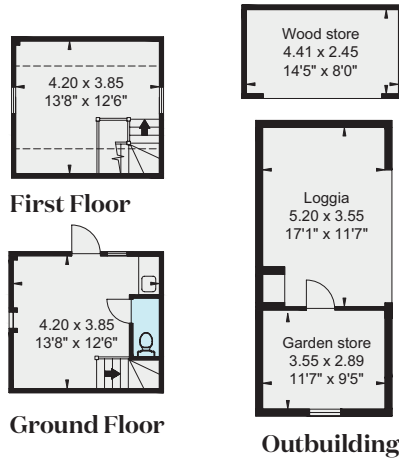
Cottage First Floor



Cottage Ground Floor



Ground Floor



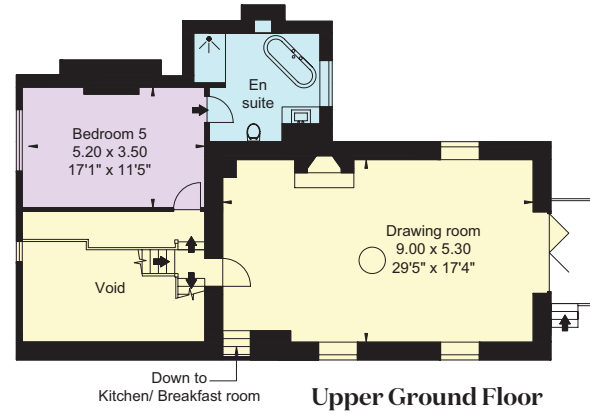
First Floor

Ground Floor

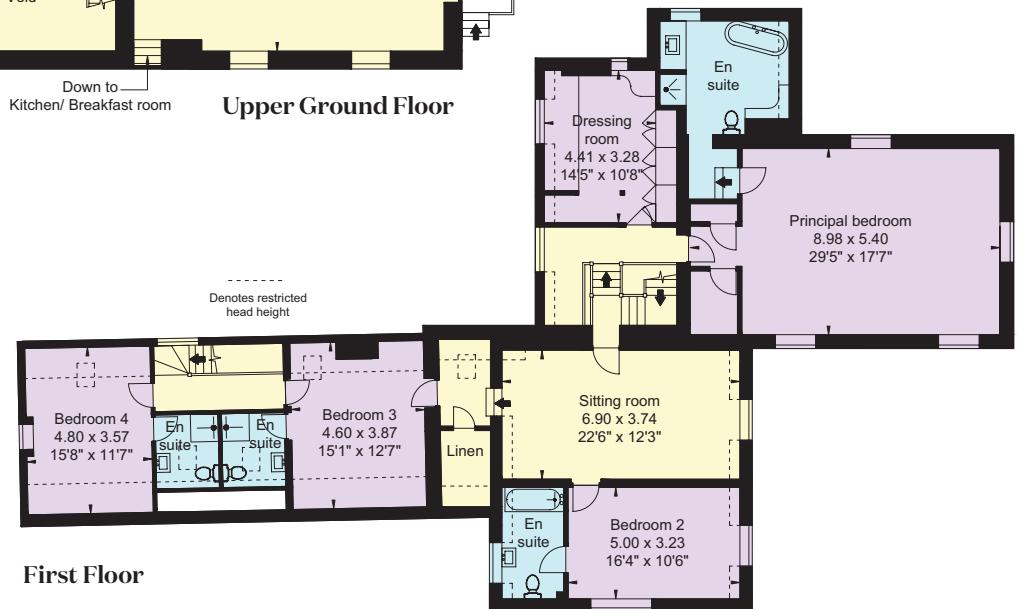
Outbuildings



Not shown in
actual location /
orientation



Upper Ground Floor



First Floor

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Denotes restricted
head height

Denotes restricted
head height

Approximate Gross Internal Area = House: 534 sq m (5,750 sq ft) exc. Void
Cottage/Garage: 116 sq m (1,250 sq ft)
Outbuildings: 72 sq m (775 sq ft)
Total: 722 sq m (7,775 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.



The property benefits from three outbuildings.

The Cottage - incorporates the double garage and has a ground-floor kitchen with a staircase rising to an open-plan studio living room/bedroom and shower room. This is currently being used successfully for short term holiday lets.





The Lodge House

The Lodge House - is a black and white timber framed building which incorporates two floors and a W.C.

The Loggia - contains a covered seating area with bar, open-flame cooking, chimney, heaters and an attached work shed.

GARDENS AND GROUNDS

The property is approached along a no-through lane and through double electric gates on to gravel parking. Radford Mill benefits from around 12 acres comprising of carefully landscaped gardens and freshwater-fed pools. The Piddle Brook forms the southern boundary to the paddocks, mill race and mill pool with a wide deck and ample pasture land. There is a detached loggia for outdoor entertaining with owt with covered seating area, heaters, open flame cooking, chimney and barbeque. Enclosed children's play area The gardens are very mature and there are many paths which meander around the ponds and over bridges, across streams and waterfalls. There are plenty of areas to sit and enjoy the garden and always a corner to escape to including a large orchard. A public footpath does cross over the property. The furthest paddock has currently been allowed to revert as a rewilding project.









PROPERTY INFORMATION

Services: Mains water, electricity. Private drainage. Broadband and telephone. Oil fired central heating with boiler replaced in about 2022.

Local Authority: Worcester County Council: 01905 763763
Wychavon District Council: 01386 565000

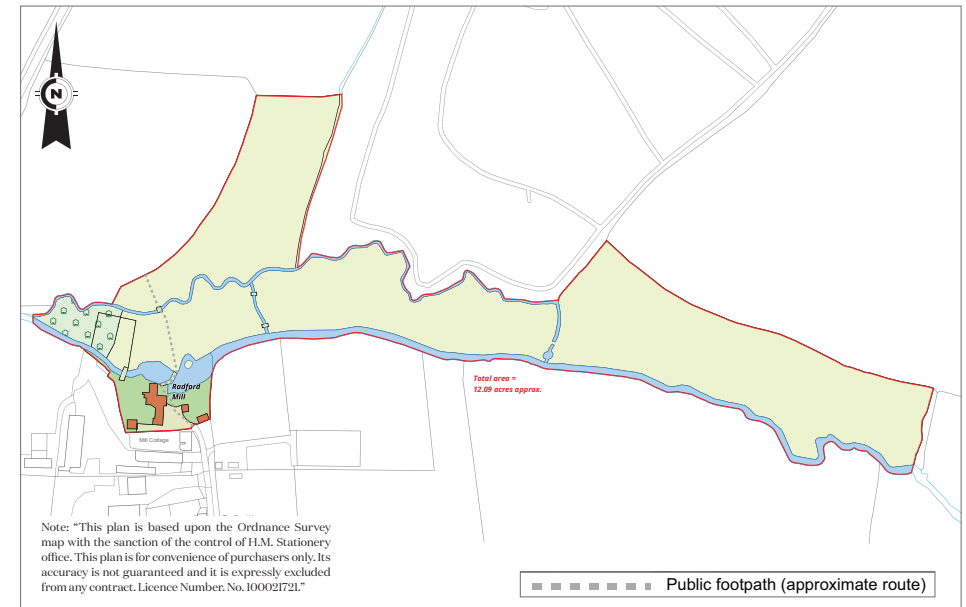
Council Tax: Band G

EPC Ratings: House – E
Cottage - E

Directions (Postcode WR7 4LP): Upon entering Radford, take the second left on to Mill Lane, continue along Mill Lane to the very end, where the property will be located in front of you through the double gates.

What3words: ///silly.amplified.logged

Viewing: Viewing by prior appointment only.





I would be delighted
to tell you more.

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Date: 26 April 2025
Our reference: STR012445003

Radford Mill, Mill Lane, Radford, Worcester, WR7 4LP

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£2,300,000**.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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We'd love to help you.

Yours faithfully



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