



- Spacious detached family home with annexe.
- Double garage with planning potential.
- Master bedroom with en suite & dressing room
- 3 further double bedrooms
- American Barn 60" x 25" style of 10 boxes, wash box, fodder store.
- Modern barn 30" x 25"'
- Lean to barn with four boxes. Further 3 boxes & tack room.
- Further 6 timber stables with fodder barn in field with separate road access
- Gardens and pastureland to approx. 24 acres

SITUATION

Droitwich 3.5 miles, Bromsgrove 4 miles, Worcester 11 miles, Malvern 19.5 miles, Stratford upon Avon 22 miles, Warwick 26.5 miles, Cheltenham 31 miles, Hartpury 32 miles, Gloucester 35 miles, Birmingham 30 miles, London 142 miles.
 Road Links: M5 (Jct 5) 1 mile.
 Trains: Worcester 2 hours to London
 International Airports: Birmingham Airport 28 miles, Bristol 82 miles.

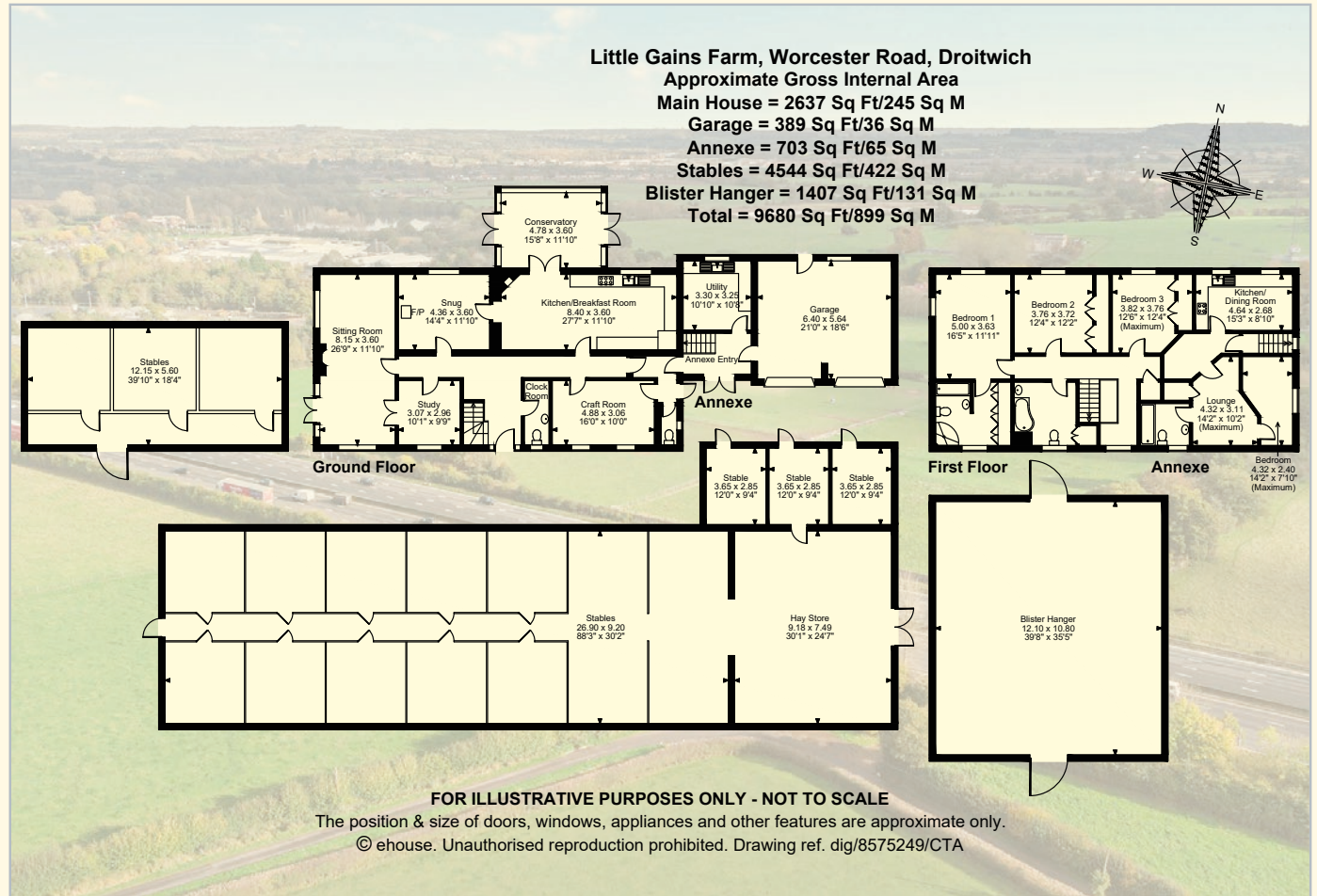
Little Gains Farm occupies a rural yet accessible location on the outskirts of the village of Wychbold. The property is a detached house dating back to the 1800's that has been sympathetically extended over the years to offer spacious 4-bedroom family home with adjoining annexe over double garage, which offers potential for further development.

The village of Wychbold is home to the world famous "Webbs of Wychbold" and offers church, public houses, and garage. The spa town of Droitwich Spa offers a further range of shops, supermarkets, services including a bank, library, health centres and hospital. Further amenities including theatres, restaurants and shopping are available nearby in Worcester.

The area offers a sought-after rural quality of life combined with good road links to the rest of the country. Being well situated for the M5, which provides good access to South Wales, Bristol and the West Country or Birmingham and the North.

Education An excellent range of both public and private schools in the area with primary school education at Wychbold. A variety of private schools including Bromsgrove School, Cheltenham Ladies College, The Alice Ottley Worcester, King's School Worcester, King's High for Girls Warwick, Malvern College and St James Malvern. For independents see www.isc.co.uk and for state school information see www.worcestershire.gov.uk/education-and-learning/find-a-school

Local, Sporting & Recreational The area is synonymous within the equestrian industry and the property is located within easy driving distance of Allenshill, Dallas Grounds, Stourport Equestrian Centre, Solihull Riding Club, Prestige Equestrian, Hartpury and Three Counties Showground. Excellent outriding and number of local studs and high calibre competition yards including dressage rider Michael Eilberg. Other facilities including racing at Hereford, Warwick, Worcester and Cheltenham, hunting is with the Ledbury, Cotswold Vale Farmers and Worcestershire Hunt. Golf is at Droitwich, Worcester & Malvern. Walking and cycling are well catered for.

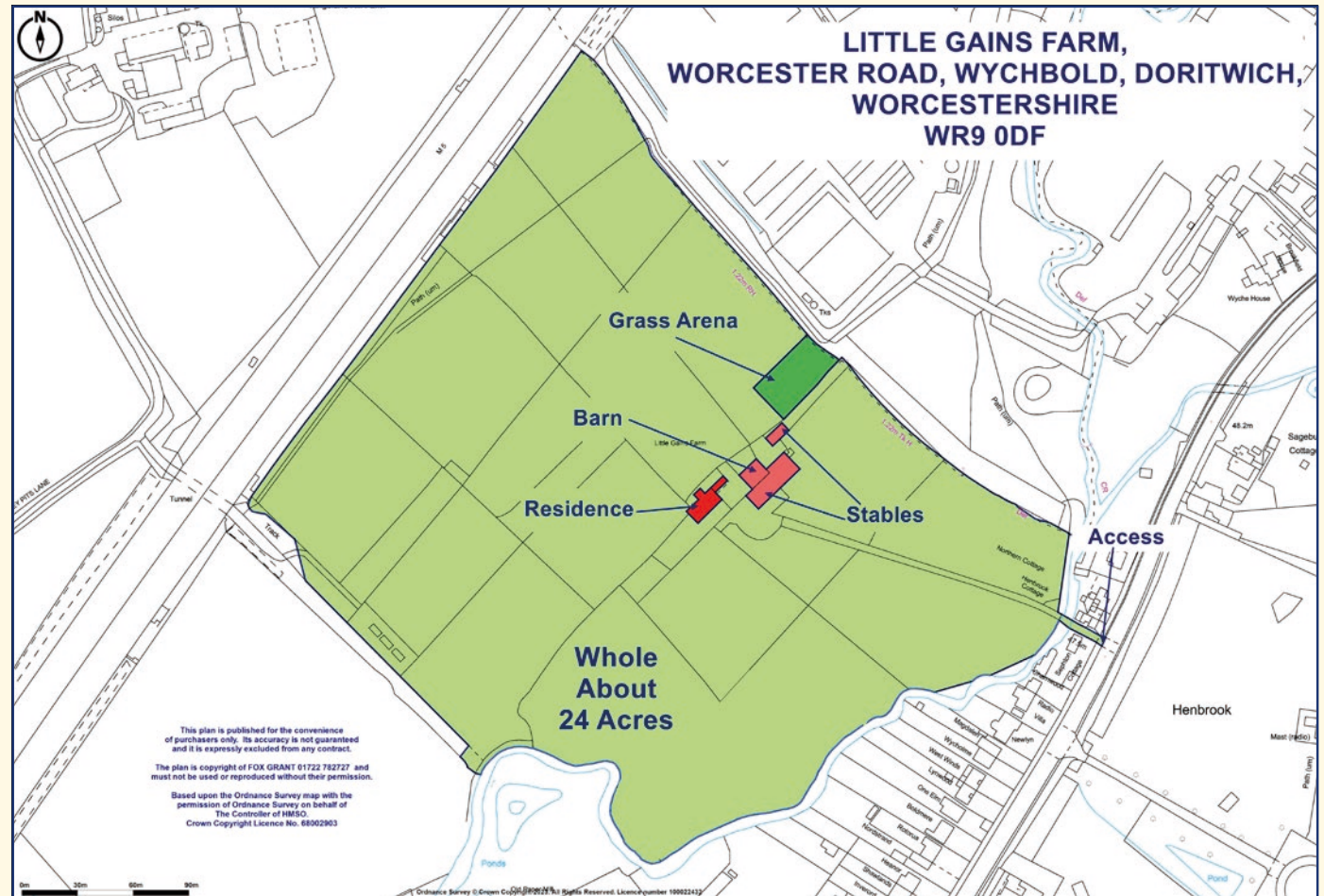


LITTLE GAINS FARM

The property is entered via timber framed porch into the main reception hall, with stairs to first floor with doors leading off to all principal rooms, including utility, cloakroom and office/studio. The spacious kitchen/breakfast/snug with fully fitted units with Electric cooker and woodburner stove with view over paddocks, door to conservatory and the sitting room with woodburner. The formal triple aspect living room with patio doors is accessed off the main entrance hall. On the first floor there is master bedroom with en suite and dressing room, plus three further bedrooms & family bathroom. There is access (currently boarded up) through to the annexe, should you wish to incorporate the annexe rooms in main accommodation.

The annexe is access via door to the garage side with stairs leading to the accommodation consisting, kitchen/breakfast, living room, bathroom and bedroom. Below the annexe is the double garage with electric doors that is blending itself subject to planning for further accommodation.

The property is approached via electric gate entrance up a drive to the front of the property with paddocks to both sides of the driveway. There is parking for several vehicles including lorry, with a range of outbuildings including: American Style Barn (18m x 7.5m) with 10 integral boxes, with fodder area, washdown and storage. To the side of this is modern agricultural barn (9m x 7.5m) offering further stabling options, storage or fodder area. Further 4 lean-to pony boxes situated to the rear with further pitch barn with 3 further stables & tack room. The land is fairly level and is predominately level and has been split into 17 fenced paddocks. To the far side there is gated access which is accessed via underpass under the M5 and gives access to outlying on country lanes. There are further 6 timber loose boxes located here with haystore. There is permanent fenced access around the perimeter of the area abutting the M5 for access to all paddocks for maintenance.



AGENT'S NOTES

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Grant has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Local Authority Wychavon Council. Tel: 01386 565000

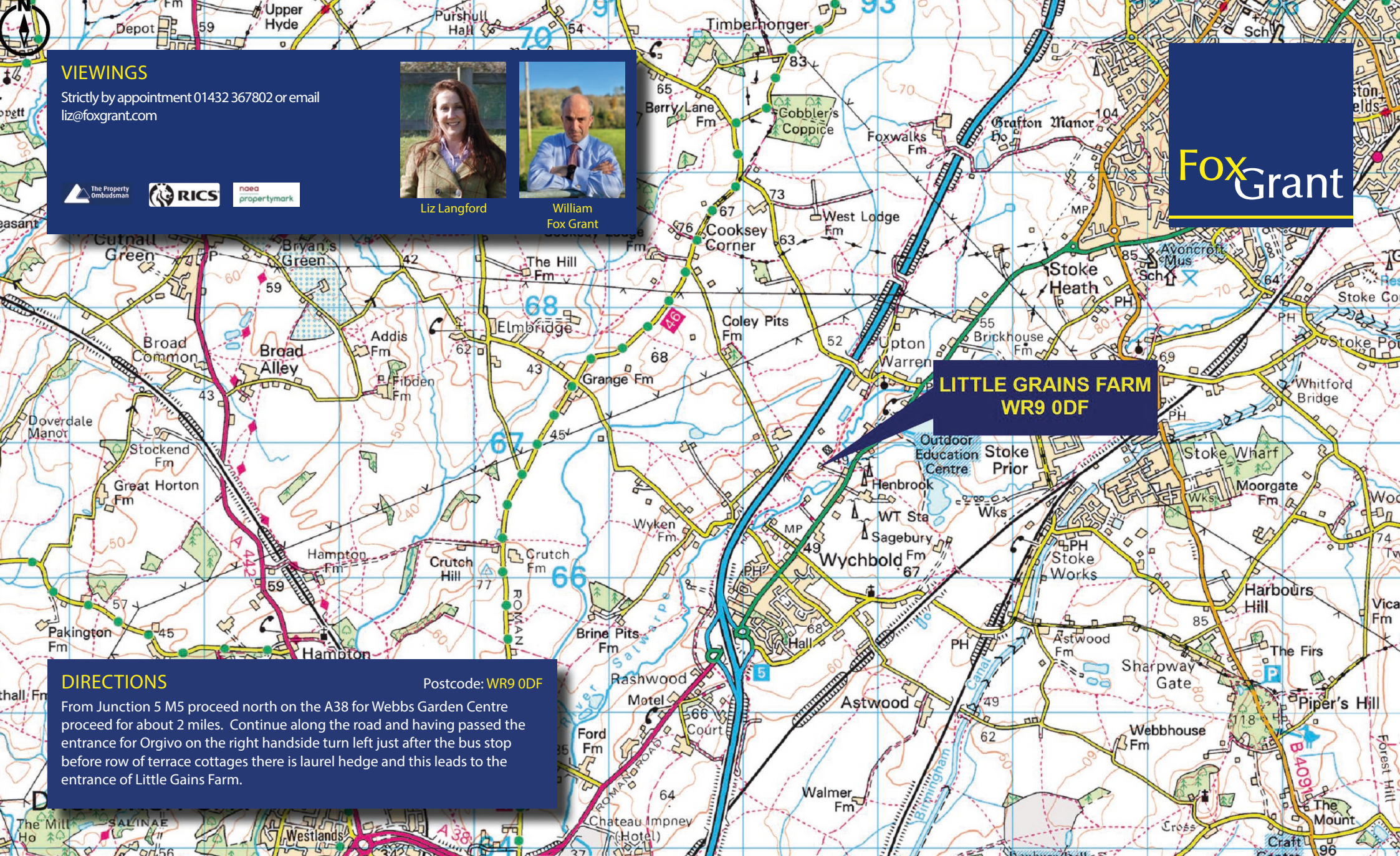
Council Tax House Band 'E'

Tenure Freehold with vacant possession.

Services Mains electricity, water & drainage. Oil fired central heating. Broadband & telephone.

Fixtures & Fittings Unless mentioned specifically by separate negotiation.





VIEWINGS

Strictly by appointment 01432 367802 or email liz@foxgrant.com



Liz Langford



William Fox Grant



**LITTLE GRAINS FARM
WR9 0DF**

DIRECTIONS

Postcode: **WR9 0DF**

From Junction 5 M5 proceed north on the A38 for Webbs Garden Centre proceed for about 2 miles. Continue along the road and having passed the entrance for Orgivo on the right handside turn left just after the bus stop before row of terrace cottages there is laurel hedge and this leads to the entrance of Little Gains Farm.

COUNTRY & VIL-LAGE

FARMS, LAND & SMALLHOLDINGS



EQUESTRIAN SPECIALISTS

TOURISM & LEISURE