



Stocken Barn

Rebecca Road | Besford Bridge | Pershore | Worcestershire | WR10 2AD

FINE & COUNTRY

# STOCKEN BARN

---

A stunning four bedroom barn completed in 2024 with panoramic views and presented to the highest of standards. With three double bedrooms, one single bedroom, contemporary ensuite, family bathroom, spacious kitchen, diner, lounge, reception hall, utility and cloakroom. With ample parking, garden and planning permission for a double garage, porch and store this property offers a sophisticated modern lifestyle and enjoys the best of locations.







### Ground floor

The reception dining hall is impressive with a vaulted ceiling to the roof and floor to ceiling glass panels with double doors facing the front of the property with stunning countryside views. There are exposed beams, wooden doors, feature lighting and underfloor heating through the property and the entire barn has been finished to an exceptionally high standard.

The lounge spans from the front to the rear of the barn with dual aspect windows and the focal point in the room is the contemporary wood burner. The kitchen diner is a fabulous entertaining and living area. The kitchen has plenty of built-in storage, an island, Quartz worktops, integrated appliances, electric Rangemaster oven and LPG hob. A set of glass doors to the front of the kitchen open out to the garden and offer panoramic views of the countryside. There is also a door from the kitchen to the rear garden and parking. The utility room has further storage, plumbing, sink, coat storage and boiler room. The cloakroom has a WC, basin and extra coat storage.

















# Seller Insight

“ We were initially drawn to Stocken Barn by its character and location. The original 300-year-old barn held a timeless charm that captivated us from the start. We love every aspect of the property, the building's character, combined with its stunning views, creates an enchanting living experience that we cherish daily.

Stocken Barn is special throughout. Key features include the welcoming entrance hall, the open plan kitchen/dining area, the cosy lounge, and the inviting bedrooms. The master suite, in particular, offers a serene and relaxing space that we find truly calming.

The interior of Stocken Barn has been thoughtfully designed to maintain a harmonious flow throughout the building. We've added a modern twist while preserving the character of the original oak-framed barn. Recent upgrades and renovations have enhanced this blend of old and new, creating a unique and inviting living space.

Building Stocken Barn from scratch over the past three years has been a fulfilling journey. My daily routine involved designing and creating a vision that has now become our cherished home. It has supported our lifestyle needs and values impeccably.

The barn's outdoor spaces offer open countryside and stunning views. The expansive landscape provides a marvellous opportunity for new owners to personalise according to their taste and enjoy the natural beauty that surrounds the property.

Stocken Barn has proven to be the perfect home for entertaining guests. We've hosted numerous gatherings, sharing the home's unique surroundings and creating memorable experiences with friends and family.

We have one neighbour who has been incredibly friendly and supportive throughout the conversion of Stocken Barn. There is certainly a strong sense of community here, making it a welcoming and pleasant place to live. The location offers excellent amenities, schools, access to essential services, and opportunities for various sports and activities.

Our advice to future owners is to personalise the property to suit your needs and preferences. Sit back and enjoy the unique character and charm of Stocken Barn. We believe it is a very special place that you will come to love as much as we do.”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

















### First floor

A contemporary part wooden and glass staircase leads up to the first floor where there are three double bedrooms and one single bedroom with a bridge landing over the reception hallway.

The master bedroom is well proportioned with two Velux windows and a walk-in wardrobe. An impressive ensuite has a double walk-in shower, contemporary basin set into a vanity unit and WC. The other three bedrooms have plenty of character, natural light and exposed beams. The family bathroom is luxurious and fitted with a standalone heritage oval bath, a double shower with rain head and additional shower head, contemporary basin set into feature storage and WC.

















## Outside

A set of wooden gates lead onto a large gravel drive with ample parking and additional parking is at the rear of the barn. Stocken Barn enjoys panoramic views of the countryside and borders onto the Vale of Evesham orchards. The grounds are laid mainly to lawn with a selection of trees and borders have been created with the use of railway sleepers. Planning has been granted to build a double garage with a porch and store.











## LOCATION

---

Pershore is renowned as one of England's premier small Georgian towns. Nestling in the valley of the River Avon it centres on the famous Abbey and the High Street boasts a range of fine brick built Georgian buildings. The town provides a good selection of facilities including specialist shops, an undercover market, public houses, restaurants and the very popular theatre. Recreational facilities include cricket, football and rugby clubs, indoor tennis centre and leisure centre with a swimming pool. There is a wide range of educational facilities.

Close by Worcester is a thriving city with a beautiful cathedral, plenty of shops restaurants and leisure facilities. It has a professional rugby team, county cricket team and a racecourse. The River Severn runs through the city and there is good schooling within the public and private sector. Other nearby towns are Stratford-upon-Avon, Malvern and the Cotswolds.

There are good direct line train services to London from Pershore and Worcester Parkways. Birmingham Airport is 50 minutes away. The M5, M40 and M42 are very close.

Cheltenham is less than 30 minutes away and is the most complete Regency town in Britain, one of the few English towns in which traditional and contemporary architecture complement each other. Found on the edge of the Cotswolds this spa town is hard to beat for refined elegance, Regency terraces, annual festivals, theatres, award winning restaurants and the racecourse. There is a wide range of classy shops and the surrounding countryside is glorious.

As the home of festivals, Cheltenham is not only host to the annual Cheltenham festival and the Gold Cup, but also the Cheltenham Festival Series – jazz, music, science and literature.

Cheltenham was selected by the Sunday Times newspaper (March 2014) as one of the best places to live in Britain.









**Utilities:** Mains electricity and water. Liquid-gas central heating. Private drainage via a sewage treatment plant.

**Services:** Fixed wireless ADSL/ADSL 2+ broadband available and 4G/5G mobile coverage available – please check with your local provider.

**Construction:** Non-standard - Oak framed, brick foundation walls, Celotex / Super Quilt insulation for east, south and west walls. North wall brick and block construction including Celotex insulation. Roof - wooden rafters with reclaimed tiles, Celotex / Super Quilt insulation with conventional Mineral Wool insulation.

**Parking:** Driveway parking for 4+ vehicles.

**Property Information:** The property is located within the historical boundary of a Tithe district within a parish which continues to have a potential Chancel repair liability based upon historical parish boundary data and the relevant inland revenue indices held by the national archives. Report No. 8500957 / Client Ref. 493185.

**Services crossing the property:** Both water and electricity come through the neighbouring field to the west of the property. Both water and electricity come through Stocken Barn underground and feed two other properties to the east. It is accepted that access may be required on this property to access either electricity cables or water pipes for the adjacent properties.

#### Local Authority

Wychavon District Council  
Council Tax Band F

#### Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01789 332600

#### Website

For more information visit [www.fineandcountry.com/uk/stratford-upon-avon](http://www.fineandcountry.com/uk/stratford-upon-avon)

#### Opening Hours

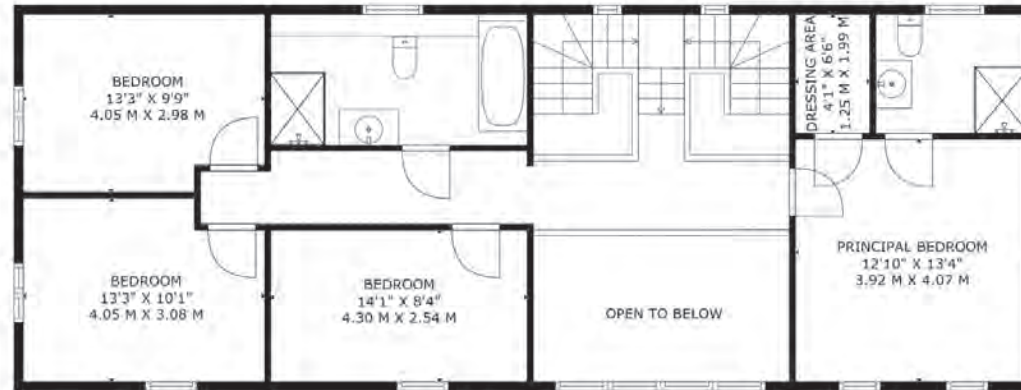
Monday to Friday 9.00 am - 5.30 pm  
Saturday 9.00 am - 4.30 pm  
Sunday Appointments by arrangement

#### Directions

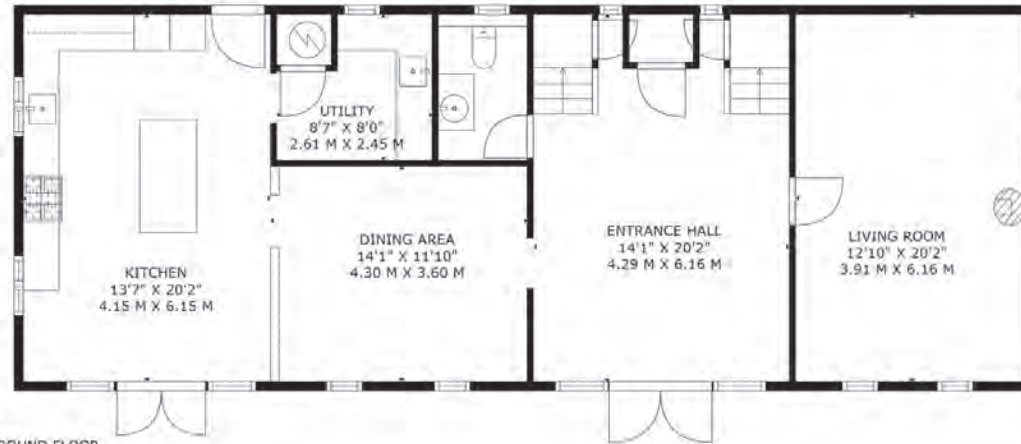
The postcode to the property is WR10 2AD







FIRST FLOOR



GROUND FLOOR

GROSS INTERNAL AREA: 2062 sq ft, 191 m<sup>2</sup>  
 LOW CEILINGS/OPEN TO BELOW: 177 sq ft, 15 m<sup>2</sup>

**OVERALL TOTALS: 2239 sq ft, 206 m<sup>2</sup>**  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY  
 FLOORS MAY NOT BE SHOWN IN ACTUAL LOCATION



Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants, and other property related details rests with the buyer.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 01.08.2024











CLARE REEVES  
PARTNER AGENT  
Fine & Country Stratford-upon-Avon  
07836 269363  
email: [clare.reeves@fineandcountry.com](mailto:clare.reeves@fineandcountry.com)

Clare's background is in finance, business development, sales and marketing. Over the years I have developed my own property portfolio and have a wealth of knowledge and experience in the property market. One of the areas that I specialize in is properties that have or are currently on the market and have not sold. Using a very energetic and proactive approach, combining years of marketing and sales skills I have an extremely successful track record with 4 out of 5 houses selling in under the average time. Best described as a highly motivated individual, who is determined, self-driven, highly organised and thrives under pressure. With excellent communication and negotiation skills I am a cheerful and outgoing character.

YOU CAN FOLLOW CLARE ON



”

*I've found Clare to be not only utterly professional, but also honest, genuine and sincere. When the relatively straightforward sale of a modest detached home became a bit 'problematic', Clare stepped up and handled the whole thing in her usual cool, calm manner. Simon A 5/12/17*

allAgents  
co.uk

## FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.



Fine & Country  
Tel: +44 (0)1789 332 600  
stratford@fineandcountry.com  
Elizabeth Court, Church Street, Stratford-upon-Avon, Warwickshire CV37 6HB

