



Brook Cottage  
Titton Lane | Titton | Stourport-on-Severn | Worcestershire | DY13 9QS



# BROOK COTTAGE

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Brook Cottage is a charming five-bedroom detached home set behind secure electric gates, featuring a detached double garage and beautifully landscaped gardens with a stream and a summer house. Inside, it offers five bedrooms with a large master suite with a dressing room and ensuite bathroom, a main bathroom and downstairs WC, three reception rooms, and a cosy conservatory. Additional highlights include a sauna with shower, two wood-burning stoves, and two wine cellars. The property also includes a separate one-bedroom annexe, Bank Cottage, with its own bathroom, kitchen and living space, garden and private driveway. Set in a private sought-after lane, the property is close to local amenities and travel infrastructure.







**Ground Floor:** The ground floor of Brook Cottage is full of character and charm. You enter through a front porch into the main reception hall, which includes a convenient cloakroom storage cupboard. The cottage's character is immediately evident with exposed beams and quirky period details.

The kitchen/breakfast room is well-equipped with ample cabinetry, a Rangemaster oven, and a tiled floor, all complemented by exposed beams. Beyond the kitchen is a large utility/back kitchen with generous storage, a wine cellar, and a shower room that includes a sauna, maintaining the rustic charm with more exposed beams.

The study/family room is a cosy yet spacious retreat, featuring a wood-burning stove set within a charming inglenook and dual aspect windows that bring in plenty of natural light. The dining room and lounge continue the cottage's character, with the lounge boasting a wood-burning stove and fireplace, complete with feature storage. The conservatory wraps around the lounge in an L-shape, offering a light and airy space with beautiful views of the surrounding gardens, with electric skylights, blinds and a tiled floor.































**First Floor:** The first floor of Brook Cottage features four generously sized double bedrooms, plus a large single, all offering lovely views over the gardens and surrounding countryside. The master bedroom suite includes a fitted dressing room and a spacious ensuite with both a bath and a separate shower. The well-appointed family bathroom features a bath and shower. An airing cupboard provides additional storage, and the charming character of the cottage continues throughout the bedrooms with exposed beams and picturesque outlooks.













**Annexe:** The annexe, known as Bank Cottage, was renovated in the late 1990s and offers independent living with its own private entrance and amenities. The ground floor features a well-sized kitchen with patio doors leading to a private courtyard, perfect for alfresco dining. There is also a ground-floor shower room and a spacious double bedroom with storage and patio doors opening onto the terrace. Upstairs, the open-plan lounge and dining area is partially vaulted, with two sets of patio doors providing access to the outside and filling the space with natural light. The annexe includes its own driveway with electric gates, ample parking, a separate oil tank, and independent electricity and water supplies. It also benefits from a private garden, making it a fully self-contained and versatile addition to the property.















**Outside:** Brook Cottage benefits from beautifully landscaped and established gardens, extending to approximately one acre. The grounds feature an additional climate-controlled wine cellar and a detached double garage with an alarm system. Electric gates open onto a large driveway, providing ample parking. The mature gardens are adorned with wisteria and magnolia, adding seasonal colour and charm. A striking feature is the sandstone retaining wall with a unique hermit's cave. Gardening enthusiasts will appreciate the four glasshouses set on a generous footprint, offering excellent growing opportunities. The grounds also include a summer house with electricity and water, situated next to a burbling stream, creating a peaceful and tranquil setting. A dedicated barbecue area and multiple seating spaces provide ideal spots for relaxation and entertaining, while the variety of planting and mature trees bring year-round interest and natural beauty.







# LOCATION

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Brook Cottage is located in a peaceful and highly sought-after rural setting near the village of Hartlebury, offering a perfect balance of countryside tranquillity and easy access to local amenities. The nearby town of Stourport-on-Severn is just a 1.5 mile drive away and provides a range of shops, supermarkets, restaurants, and pubs.

Worcester, with its historic cathedral, vibrant shopping districts, and diverse dining and cultural options, is also within easy reach. Kidderminster, known for its shopping centres, the Severn Valley Railway, and a range of leisure facilities, is also close by, offering further convenience. The area is rich in leisure opportunities, including local golf courses, Hartlebury common, country walks, and cycle routes. The scenic River Severn and the nearby Wyre Forest offer excellent outdoor recreation options, while Stourport's riverside setting provides charming walks and boating opportunities. Malvern, known for its stunning hills, historic theatres, and independent shops, offers additional leisure and cultural options within easy reach.

Families are well catered for with a selection of well-regarded local schools. Nearby educational options include The Chantry School, Stourport High School, and Kidderminster options, while independent schools such as RGS Worcester, The King's School Worcester, Bromsgrove School and Old Swinford Hospital, located in Stourbridge, approximately 12 miles from Brook Cottage.

The area benefits from excellent transport links. Worcester is approximately 12 miles away, reachable in around 20 minutes by car. Stourport-on-Severn is just 1.5 miles away, a 5-minute drive. Kidderminster is approximately 7 miles away, accessible in around 15 minutes by car. Droitwich is approximately 10 miles away, accessible within 20 minutes, while Malvern is about 18 miles away, taking around 30 minutes by car. Birmingham Airport is approximately 35 miles away, reachable in about 45 minutes, and London can be reached in just over two hours by train from Worcester or Droitwich stations. With its idyllic countryside setting and convenient access to nearby towns and transport networks, Brook Cottage offers an exceptional lifestyle opportunity.









### Services, Utilities & Property Information

Utilities: Mains electricity and water. Oil-fired central heating. Private drainage via a septic tank. Annexe on separate supplies, including its own oil tank.

Services: FTTC broadband, 4G and some 5G mobile phone coverage available in the area – please check with your local provider.

Parking: Double garage and driveway parking for 4+ vehicles.

Construction: Standard.

Tenure: Freehold - upon exchange of contract - Reversionary lease.

Local Authority: Wychavon – council tax band G.

EPC: Rating E and Rating D (annexe).

### Directions

Postcode: DY13 9QS

what3words: ///offerings.transmitted.obeyed

### Viewing Arrangements

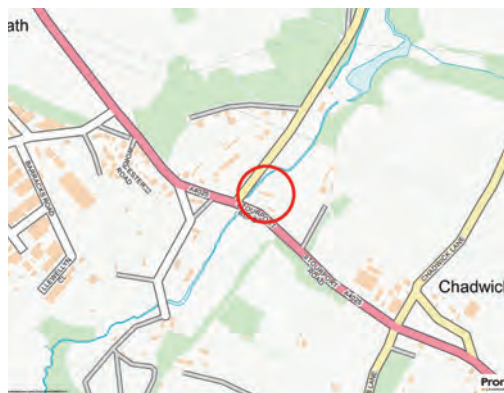
Strictly via the vendors sole agents Fine & Country on 01384 958811.

### Website

For more information visit Fine & Country at <https://www.fineandcountry.co.uk/stourbridge-and-kidderminster-estate-agents>

### Opening Hours

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	By appointment only









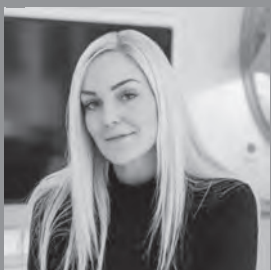






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