



BROOKFIELD FARM

Bredon's Norton, Worcestershire



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*Set on the edge of the much-loved village of Bredon's Norton,
Brookfield Farm is a wonderful example of a classic red-brick barn conversion,
full of warmth and character, rooms with generous proportions,
and a sense of openness both inside and out.*





A SLICE OF COUNTRY CHARM WITH SPACE TO BREATHE

Dating from around 1860 and first appearing on the 1884 Ordnance Survey map, the barn was thoughtfully converted in 1992 and has since evolved into a much-cherished family home. With just over 3,800 sq.ft of living space across two floors, with gardens surrounding the house on three sides, Brookfield Farm offers rural tranquillity with space, light, and flexibility in spades.

A Tranquil Approach and Elegant First Impressions

The house is tucked away behind a mature boundary

with gravel driveway parking for several cars. The approach is informal yet refined, with the handsome brickwork and tall arched window offering just a hint of the sense of scale within.

Step through the front door and you're greeted by a broad hallway with terracotta flooring and exposed beams – timeless country detailing that sets the tone for the rest of the house.

The hallway leads to all the principal rooms and a staircase rises gently to the first floor.



The kitchen/dining room is the soul of this home: beautifully appointed, sociable, and generous in scale. Howdens cabinetry painted in soft heritage tones wraps around three walls, joined by a large central island with breakfast bar seating. The four-oven gas Aga takes pride of place, flanked by a four-ring gas hob and integrated combination oven/microwave – perfect for those who love to cook and host.

The dining area comfortably seats 10 to 12 and benefits from French doors opening onto the rear terrace, allowing the room to spill into the garden in warmer months giving that indoors/outdoors feel. This is a space that works effortlessly from everyday family life to big celebratory lunches.



A KITCHEN MADE FOR GATHERING

LIVING SPACES DESIGNED TO IMPRESS

Brookfield Farm offers two impressive reception rooms, both with their own unique feel. The main sitting room is nothing short of breathtaking with a vaulted ceiling overhead, exposing original timber beams, and French doors draw in light and lead out onto the garden. A striking central fireplace with log burner makes this an atmospheric space in the winter months, while the sense of volume makes it ideal for entertaining.

The second reception room, currently used as a family snug, is more intimate but no less charming. It benefits from dual aspect windows, built-in storage, and a gas-fired wood-burner. This room offers flexible use as a playroom, music room, or more grown-up snug.

Ground Floor Flexibility and Annexe Potential

Just off the kitchen and via an inner hall, you'll find a large utility/boot room, a cloakroom, and a further hallway leading to a generous double bedroom and shower room.

This area of the house offers a great deal of flexibility, currently used as a home office but ideal for guests, older children, or multi-generational living.

There's also the potential to create a more self-contained annexe by including the family room in this wing – something increasingly in demand.



FIVE BEAUTIFUL BEDROOMS AND ROOM TO GROW

Upstairs, the sense of space continues. The galleried landing overlooks the dramatic living room below, creating a connection between floors and a real architectural feature. The principal bedroom is particularly generous, bathed in natural light with a view towards the church is the twin bedroom. All four upstairs bedrooms are good-sized doubles, each with fitted wardrobes and plenty of room for additional furniture.

There are two well-appointed bathrooms on this floor, both with classic white suites – making life easy for busy mornings or visiting guests. There's scope here too for future reconfiguration if a new owner ever desired a larger principal suite.







GARDENS WRAPPING THREE SIDES – PRIVATE AND PEACEFUL

The gardens at Brookfield Farm are one of its defining features. Mature and largely enclosed by established beech hedging and stone walling, the grounds offer a blend of structure and softness. The expansive rear terrace is a real sun trap and a natural extension of the kitchen and living room, perfect for cocktails and al fresco dining of a summers evening.

Lawns sweep around the side and rear of the house, interspersed with trees, shrubs, and colourful planting. It's a peaceful space that feels delightfully private without being isolated – somewhere to breathe, potter, or simply relax.





A HIDDEN GEM ON THE SLOPES OF BREDON HILL

Bredon's Norton is a conservation village nestled between the larger villages of Bredon and Eckington. Its quiet lanes, period cottages and sweeping views over the Severn Vale give it a timeless charm, and yet amenities are just a short drive away. The nearby village of Bredon offers an Outstanding-rated primary school, shop and post office, two pubs, a doctor's surgery, village hall and a huge variety of clubs and sports teams – from cricket and rugby to tennis and bowls. There's also a marina on the Avon and sailing opportunities in the Norton area.

For broader needs, Tewkesbury and Pershore are both within five miles, and Cheltenham – renowned for its festivals, independent schools and boutique shopping –

is just ten miles away. There are also good road and rail links, with Ashchurch station offering direct trains south to Cheltenham and Bristol and northbound to Worcester, Birmingham and beyond. For motorists the M5 at Junction 9 (Tewkesbury) is ten minutes away.

In Summary

Brookfield Farm is a rare find: a characterful, stylish, and immensely liveable home in a village that is one of Worcestershire's best-kept secrets. It has been a much-loved family residence for over a decade and now awaits its next chapter. With flexible accommodation, glorious gardens and a setting that balances peace and community, this is a barn conversion that truly delivers on every level.





WHERE TO GO WHEN YOU NEED...



Weekly Shop: There is a large Morrisons (5 miles) in Tewkesbury. In Evesham there is Waitrose, Tesco and M&S Food Hall. There are also many farm shops in the locality. For a high-quality delicatessen and butcher, Teddington Stores is a 10-minute drive from Brookfield Farm.



Dinner/Drinks: You will find several good local pubs in the vicinity. The Fox & Hounds on Church Street in Bredon has a very friendly atmosphere and serves excellent traditional pub fayre. There is also the Crown Inn in Kemerton for Sunday Lunch. For fine dining not far away is Michelin-starred Eckington Manor with Bredon Hill as its backdrop. Slightly further afield is Cheltenham with an excellent range of restaurants including The Ivy, Brasserie Blanc, Gallimores Kitchen, The Giggling Squid and the Chelsea Brasserie to name a few.



Gym/Fitness/Tennis: Local gyms include Gym & Tonic at the Croft Farm Water Park, MJ's Gym at Northway and Studio46. fit at the Ashton Business Centre, all around a ten-minute drive away. For tennis there are very friendly and active local clubs at Bredon and Beckford.



Milk: The Spar in nearby Bredon is open 7 days a week and sells all the everyday necessities. It is also the local Post Office.



Golf: For keen golfers the local clubs include, Evesham Golf Club, Harvington, Cleeve Hill and Broadway, with the latter two affording players the most stunning views of the Cotswolds.



Walks: There are many walks around Brookfield Farm, located on the Gloucestershire/Worcestershire borders at the edge of the Cotswolds. There are well-known circular walks in the vicinity. The summit of the hill is in the parish of Kemerton, and it extends over parts of eight other parishes. The hill itself lies within the Cotswolds Area of Outstanding Natural Beauty. For the energetic a hike to the top of the hill will blow away the cobwebs and afford glorious views over the Vale of Evesham and to the Malvern Hills.



Schools: The village primary school, Bredon Hancock's Endowed CE First School, is Ofsted-rated "outstanding", as is the secondary school, Bredon Hill Academy. Independent secondary schools nearby include Bredon School and Bowbrook House School. Cheltenham is also home to Cheltenham College, Cheltenham Ladies College, and Dean Close.

THE FINER DETAILS

Local Authority
Wychavon District Council

Council Tax Band
G

EPC Rating
D

Drainage
Mains



Total Approx. Area: 3,808 sq.ft / 353.8 sq.m



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