



Church House
27 Church Street | Kempsey | Worcestershire | WR5 3JQ

 FINE & COUNTRY

CHURCH HOUSE

Church House is a Grade II Listed, detached residence, dating back to the early 18th Century. Boasting a very attractive and picturesque frontage with a mansard roof, the property is rich in character and period charm, retaining a wealth of original features including traditional windows, an open fireplace, and attractive tiled flooring. Arranged over three floors, the accommodation offers five well-proportioned bedrooms, including a principal bedroom with an ensuite. Occupying a prime position adjacent to the church and within walking distance of the amenities of Kempsey village, Church House combines historic appeal with everyday convenience in a highly desirable village setting.



Accommodation Summary

Ground Floor

Walking through the the original front door, the property opens into an impressive dining hall, featuring beautiful period tiled flooring and a large open fireplace. To the left, the sitting room enjoys a gas fire and dual-aspect traditional windows, featuring pleasant views over the front garden and allowing for an abundance of natural light. A further reception room, currently utilised as a study, provides additional versatile living space ideal for home working or a snug. The kitchen/breakfast room showcases a distinctive pointed arched feature window with views to the front garden, an Aga, and tiled flooring. This leads through to a practical utility room fitted with a Belfast sink and offering direct access to the outside and garaging. A ground floor WC completes the accommodation on this level. There is a spacious cellar on the lower ground floor.





Seller Insight

“ From the very first moment, the owners knew this was something truly special. There was an immediate sense of character and warmth that set the home apart — the kind of property that simply feels right the moment you step inside.

At the heart of daily life is the kitchen, where the comforting glow of the Aga creates an inviting space that's hard to leave. It's a room that naturally draws people together — for conversation, for cooking, and for quiet moments with a cup of tea. Throughout the home, character features add to its charm, from the open fire in the hall — perfect for festive gatherings and cosy winter evenings — to the magnificent bathroom with its beautiful old bath, ideal for long, relaxing soaks after a day spent in the garden. Practicality hasn't been overlooked either, with generous cellarage offering invaluable storage for everything from bicycles to a well-stocked wine collection.

Designed to work effortlessly as a family home, the layout spans three floors, providing an abundance of space for everyone to grow and enjoy their own privacy. Two well-fitted bathrooms, both with ample room for good-sized showers, ensure comfort and convenience for busy households. The sense of space throughout has supported family life beautifully, allowing our children privacy to develop their own interests while still coming together in the home's welcoming communal areas.

Outside, the addition of a private terrace at the rear has created a peaceful seating area — a perfect spot for summer evenings or morning coffee. The generous garden offers the best of both worlds: space to cultivate flowers and vegetables, while still leaving plenty of room for children to run and play. It's a garden that invites both productivity and pleasure.

The home has been the backdrop to countless cherished memories, especially at Christmas, when a roaring fire in the hall creates a magical atmosphere. Numerous gatherings and parties with family and friends have filled the house with laughter, reinforcing its natural ability to bring people together.

Set within the lovely village of Kempsey, the property enjoys a true sense of community. Living beside the church fosters a feeling of belonging, while friendly and supportive neighbours have become lifelong friends. At the same time, the house and garden remain wonderfully private. With beautiful open riverside spaces just moments from the front door and opportunities such as Kempsey Scouts helping children form lasting friendships, the location offers a rare blend of countryside charm and community spirit.

For the next custodian, the advice is simple: this is a home unlike any other. Embrace its character, make the most of its warmth and space, and enjoy every moment — because properties as special as this are truly rare.*

* 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 beautiful wooden staircase leads to the first floor, where the spacious principal bedroom benefits from an ensuite shower room. A further double bedroom is also located on this level. The family bathroom is generously sized and well-appointed, featuring a freestanding original cast iron bath, walk-in shower, feature fireplace, and useful storage cupboard.

Second Floor:

The second floor is configured of a further three double bedrooms. There is storage space in the eaves.











Outside:

To the front of Church House lies a beautifully maintained, two-level lawned garden, with a stone pathway leading to the front door, enhancing the home's curb appeal. A pedestrian gate leads you from the roadside through to the front garden, creating a welcoming approach. A private block-paved driveway leads to parking and garaging positioned to the side of the house. To the rear, there is a paved area, offering a low maintenance area for outdoor seating and entertaining.









LOCATION

Church House is located next to St Mary's Church in the sought-after Worcestershire village of Kempsey. The property is conveniently positioned within walking distance of a range of local amenities, including the village shop, public houses, and Kempsey Primary School. Popular nearby attractions, all just a short drive away, include Worcester Woods Country Park, Spetchley Park Gardens, and St Peter's Garden Centre.

The county town and cathedral city of Worcester, lying on the banks of the River Severn (4 miles north), provides for high street and boutique shopping, and characterised by one of England's great cathedrals, its racecourse, county cricket ground and university.

The Worcestershire Parkway railway station is located just 4.6 miles away from Church House. It is situated to the east of Worcester, off J7 of the M5, and is intended to increase the capacity to London as well as reduced journey times. This has a significant impact on Worcestershire's accessibility to the Capital and other regional centres.

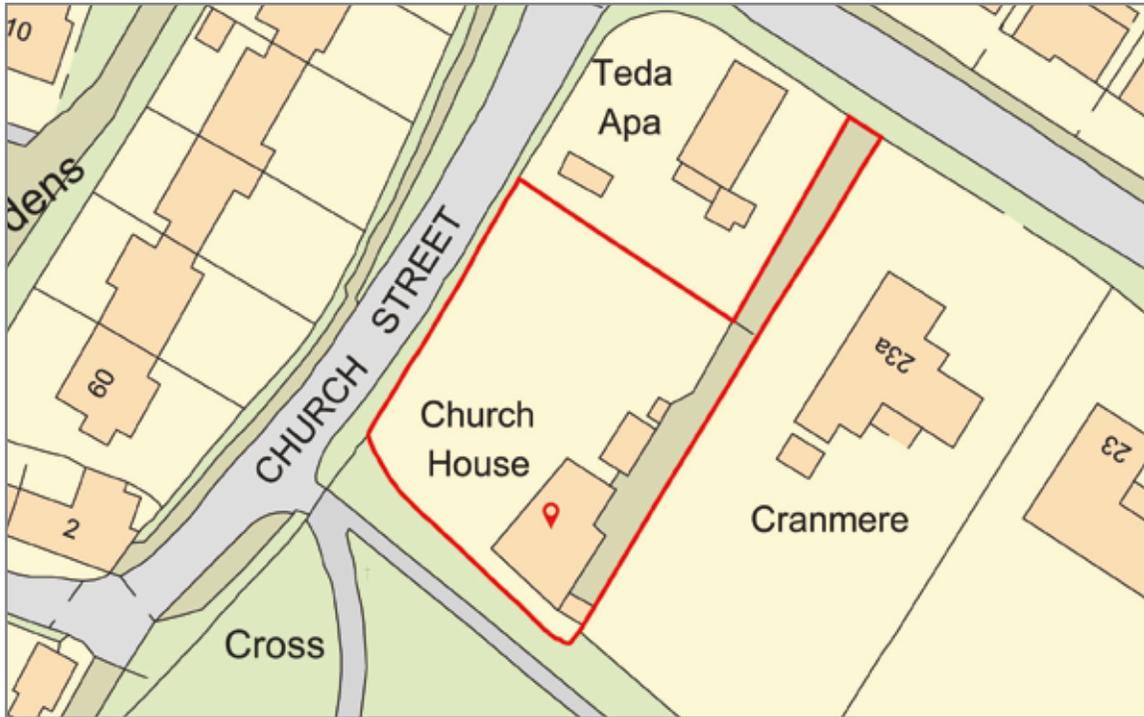
The Malvern Hills (9.4 miles) are a short drive away and one of the most outstanding locations in England with stunning landscapes, beautiful towns and villages and an abundance of festivals and attractions that draw visitors all year round. The hills themselves link Herefordshire, Gloucestershire and Worcestershire and are a great destination for walkers of all ages.

Cheltenham (23 miles) is a vibrant town renowned for its spa heritage, cultural events, and diverse range of amenities. The town's worldclass spas, renowned festivals like the Literature Festival, and thriving arts scene attract visitors from all over. Cheltenham also boasts upscale shopping districts, a variety of dining options, prestigious educational institutions like the university of Gloucestershire, and nearby outdoor attractions such as the Cotswold Hills.

The M5 motorway (accessed via J7 at south Worcester) provides for ready access to Birmingham and the surrounding industrial and commercial areas as well as Birmingham International Airport (38 miles) and the M40. London (134 miles) is best accessed by the M5 south which also provides for commuting to Cheltenham (25 miles), Gloucester and Bristol.

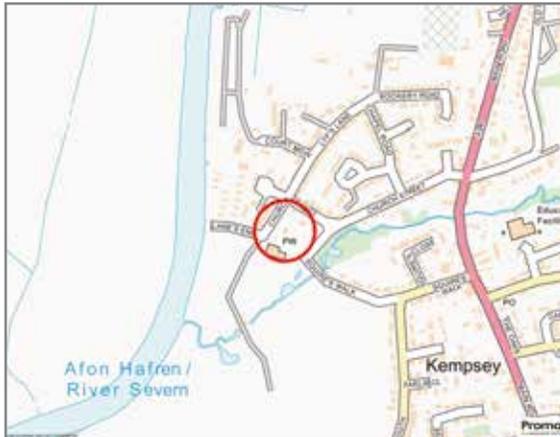
If education is a priority, then Worcestershire is blessed with an enviable mix of schooling at all levels, including a variety of independent establishments, allowing parents to select the right environment for their children's needs. These include Bromsgrove School, Malvern College, The Kings Schools and Royal Grammar School at Worcester, The King Edwards Schools in Birmingham and the Alcester Grammar School at Alcester in Warwickshire. The renowned Hartbury sports college in Gloucestershire is only 20 miles away.





Services, Utilities and Property Information

Tenure - Freehold
 Council Tax Band - F
 Local Authority - Malvern Hills
 EPC - Grade II Listed
 Property Construction - Standard (brick and tile)
 Electricity Supply - Mains
 Water Supply - Mains
 Drainage and Sewerage - Mains
 Heating - Gas
 Broadband - FTTP Full-fibre ultrafast broadband connection available - we advise you to check with your provider.
 Mobile Signal/Coverage - 4G mobile signal is available in the area - we advise you to check with your provider.
 Parking - Single garage and driveway parking for multiple vehicles
 Additional Information - Access to an EV charging point. Security alarm connected to provider Faithful Alarms. Grade II Listed. Situated in a Conservation Area. Tree preservation order on the property. Local flood defence system installed c.2016.



Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Droitwich Spa, Worcester and Malvern on 01905 678111.

Website

For more information visit <https://www.fineandcountry.co.uk/droitwich-spa-worcester-and-malvern-estate-agents>

Opening Hours

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 1.00 pm

Church House, 27 Church Street, WR5

Approximate Gross Internal Area = 213.5 sq m / 2298 sq ft

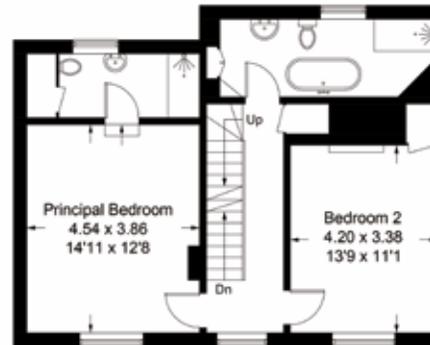
Cellar = 49.8 sq m / 536 sq ft

Garage = 18.3 sq m / 197 sq ft

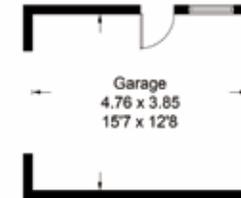
Total = 281.6 sq m / 3031 sq ft



Second Floor

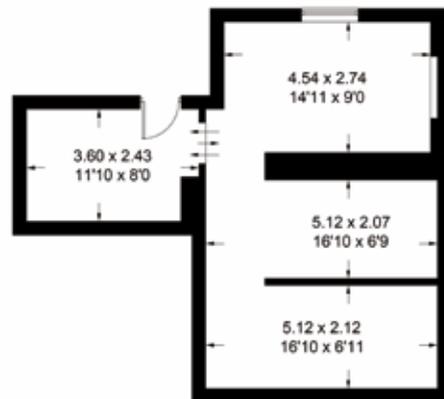


First Floor

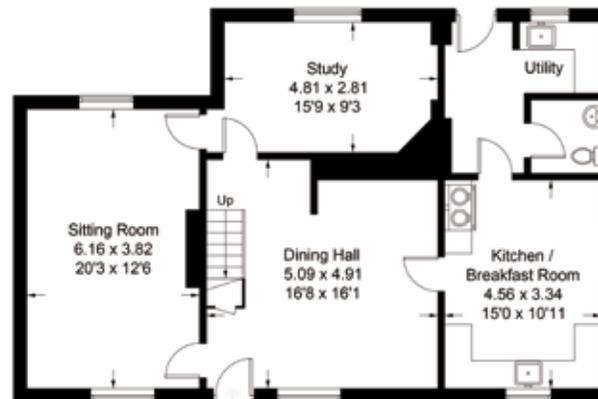


(Not Shown In Actual Location / Orientation)

= Reduced head height below 1.5m



Cellar



Ground Floor



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1278232)

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. 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. Printed





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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.

We value the little things that make a home



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