



| WR6 6TQ

RJ
COUNTRY HOMES

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Set amidst approximately 7 acres of idyllic grounds in the charming village of Shrawley, this outstanding residence enjoys a truly captivating setting, bordered by the famed Bluebell Woods and rolling Worcestershire countryside beyond. Offering a sense of peace and seclusion, the property presents an exceptional lifestyle opportunity, where elegant, light-filled interiors meet expansive outdoor space, creating a home perfectly suited to both refined entertaining and relaxed country living.

Location:

A distinguished country residence set within approximately 7 acres, nestled in the heart of the highly sought-after village of Shrawley, renowned for its enchanting Bluebell Woods and unspoilt Worcestershire countryside.

This exceptional home offers an enviable balance of tranquillity and connectivity, with charming village amenities close by and the riverside towns of Stourport-on-Severn and Bewdley, along with the historic cathedral city of Worcester, all within easy reach.

Worcester (8 miles), Cheltenham (34 miles), Birmingham (38 miles). All miles are approximate.

Education:

There is a terrific range of education available in the local area, in both the public and private sectors, including Grimley and Holt Primary School, and the highly regarded Chantry High School. In the independent sector there is the Royal Worcester Grammar School, Kings School Worcester.

Ground Floor Accommodation:

Beautifully designed for modern country living, the property





centres around an outstanding open-plan breakfast kitchen and family room, a light-filled, dual-aspect space of impressive proportions. Featuring bespoke cabinetry, granite work surfaces, a central island with integrated dining. This space forms the true heart of the home, seamlessly connecting to the gardens and terrace beyond, perfect for both relaxed family life and elegant entertaining.

A series of refined reception spaces provide versatility and character, including a dining room with parquet flooring and garden access, a cosy snug with open fireplace, and a well-proportioned sitting room offering a retreat from the busy family room. Practicality is equally considered, with a generous laundry room, boot room, and downstairs shower facilities ideally suited to rural living.

First Floor Accommodation:

The first floor hosts a superb principal suite, complete with dressing area, luxurious en suite, and a striking A-frame picture window framing far-reaching views across paddocks and woodland. A private balcony and sun terrace further enhance this idyllic outlook and is a perfect place to spot local wildlife. Four additional bedrooms provide well-appointed accommodation, including one with en suite potential, alongside a family bathroom ready for completion.

A self-contained guest suite, accessed via a secondary staircase, offers excellent flexibility for multigenerational living or visiting guests, complete with its own kitchen, living space, and en suite.

Outside:

Approached via electric gates, the property enjoys a sweeping driveway with ample parking and an adjoining double garage. The gardens wrap gracefully around the home, offering privacy and a picturesque setting.

The adjoining paddocks extend to approximately 7 acres, with separate gated access from the main road—ideal for equestrian use. Facilities include two stables and a field shelter, with the land





beautifully bordering the renowned Bluebell Woods.

Local Authority:

Malvern Hill District Council

Banding:

Council Tax Band G

Important Note to Purchasers:

Please refer to our Terms & Conditions of Business:
<https://rjcountryhomes.co.uk/terms-and-conditions/>

Administration Deposit: RJ Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full and retained by RJ Country Homes to cover administration and re-marketing costs of the property.

RJ Country Homes has not tested any equipment, apparatus or integral appliances, equipment, fixtures and fittings of services and so cannot verify that they are in working order of fit for the purpose. We advise Buyers to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Please note that RJ Country Homes has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Viewings by appointment only via RJ Country Homes- 01905 691043 or contact@rjcountryhomes.co.uk





