



The Field House

4 The Orchards | Hatfield Lane | Norton | Worcestershire | WR5 2PY

 FINE & COUNTRY

# THE FIELD HOUSE

*The Field House is a captivating former coach house, elegantly extended and refurbished to highlight its fine Edwardian character. Set within circa five acres, including a stable block, it enjoys far-reaching views across the Vale of Evesham and Bredon Hill.*



### Summary

The Field House is a captivating former coach house, elegantly extended and refurbished to highlight its fine Edwardian character. Set within circa five acres, including a stable block, it enjoys far-reaching views across the Vale of Evesham and Bredon Hill. The property offers three well-proportioned double bedrooms, two bathrooms, and three reception rooms - one providing exceptional versatility for a fourth bedroom. There is planning permission in place for further enhancement. At its heart is a beautifully crafted Cottes Wood farmhouse-style kitchen, complete with bespoke cabinetry and contrasting solid wood detailing. Further benefits include a utility/boot room with a walk-in pantry and double garaging within the attractive stable block. The landscaped gardens are a true highlight, wrapping the home in natural beauty, with elegant patio areas, a charming pergola linking front and rear gardens, and a delightful herb garden. Ideally positioned for village living yet well connected, The Field House seamlessly combines rural tranquillity with modern convenience.

### Property Description

**Ground Floor:** A welcoming and generously proportioned hallway sits at the heart of the home, featuring elegant coving, bespoke radiator covers and useful under-stairs storage potential. A secondary entrance leads into a well-appointed utility/boot room with fitted units, sink and a substantial walk-in pantry, providing excellent practicality and seamlessly connecting to the Cottes Wood farmhouse-style kitchen.

The kitchen is beautifully appointed with bespoke cabinetry, contrasting solid wood detailing, a Belfast sink and integrated oven, and space for an integrated fridge. French doors open onto the patio and landscaped gardens, while the space comfortably accommodates a large farmhouse table for 6-8 guests.

The adjoining dining room is a standout feature, with striking curved windows wrapping around the space and French doors framing views of the gardens, creating a wonderfully light and airy setting. Off the hallway are two further reception rooms, a bright dual-aspect lounge with French doors and a feature fireplace, and a spacious third reception room, currently used as a home office/snug, also enjoying dual aspect views and positioned alongside a generous guest WC, allowing for a fourth bedroom use if needed.









# Seller Insight

“ This refined home offers far more than beautifully designed living space — it presents a lifestyle defined by tranquillity, connection and understated luxury. From the moment the current owners first arrived, it was the peaceful setting and uninterrupted views that immediately captured their attention. Tucked away from busy roads and surrounded by a sense of calm, the property delivers the rare balance of privacy and convenience, creating an atmosphere that feels both secluded and exceptionally well connected.

One of the most cherished aspects of life here has been the relationship between the home and its natural surroundings. Every room enjoys its own unique outlook, allowing light, landscape and changing seasons to become part of daily life. Whether it is enjoying the first light of sunrise with a morning coffee or spending quiet afternoons in the garden watching the variety of visiting birds, the home offers countless moments of calm and reflection. The outdoor spaces have become a true sanctuary — peaceful, restorative and perfect for those who appreciate nature and slower living.

Inside, the layout has been thoughtfully designed to maximise both comfort and the surrounding scenery. The flow of the accommodation creates a sense of openness while still retaining warmth and intimacy. Large windows frame the views beautifully, ensuring each room feels connected to the outdoors and filled with natural light. The versatility of the space has also made the home ideal for entertaining, with generous parking and sociable living areas perfectly suited to hosting family and friends. One particularly memorable occasion saw the owners host a birthday celebration for more than 60 guests with ease — a testament to the practicality and welcoming nature of the property.

Beyond the home itself, the location offers an exceptional lifestyle opportunity. Despite being just six minutes from both the train station and motorway network, the setting remains remarkably peaceful, with little sense of the connectivity so close at hand. Everyday amenities including supermarkets, local pubs, scenic walking routes and a garden centre are all nearby, while Norton Sports Club and the city centre can be reached within approximately ten minutes.

Equally important is the wonderful sense of community. The owners speak warmly of the friendly and supportive neighbours, describing the area as welcoming and genuinely helpful — something that has greatly enhanced their experience of living here.

For future owners, the advice is simple: take time to fully appreciate the peacefulness, embrace the outdoor living and enjoy the unique sense of space and perspective this exceptional home provides every single day.\*

\* 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 bespoke staircase, thoughtfully designed to echo the home's elegant Edwardian detailing, rises to the first floor—an immediate reflection of the craftsmanship seen throughout. Upstairs, the accommodation comprises of three well-proportioned double bedrooms. The principal suite enjoys a peaceful outlook over the landscaped gardens and includes an original fireplace; there is a Jack and Jill ensuite bathroom.

Bedroom two is generously sized with dual aspect windows, capturing views across the gardens, paddock and towards Bredon Hill, while bedroom three, also a double, benefits from similarly attractive dual aspect vistas. A stylish, contemporary shower room with fitted cabinetry and a spacious corner enclosure completes the first floor.

---







Outside: Accessed via a private gated entrance, a sweeping gravel driveway leads to the front of the property, continuing through to the garaging, stable block and two access points to the gated paddock, which extends to approximately half an acre. The stable block incorporates double garaging with electric doors alongside two well-appointed stables, offering excellent equestrian or ancillary potential, subject to necessary consents.

The grounds, extending to circa five acres, are beautifully landscaped and meticulously maintained, with mature planting, manicured lawns and a series of thoughtfully designed outdoor spaces. Two elegant pergolas provide charming focal points, while a courtyard garden features a productive kitchen garden and a sheltered seating area, ideal for outdoor entertaining. A water feature adds further tranquillity, and the entire setting is enhanced by far-reaching views across the Vale of Evesham towards Bredon Hill.









# LOCATION

---

The Field House occupies an enviable position on the edge of Worcester near Pershore, blending rural tranquillity with exceptional connectivity and lifestyle appeal. The setting is discreet and private, yet conveniently placed for local amenities, independent shops, cafés, traditional pubs and the vibrant community life of Pershore, Worcester and its surrounding villages. Riverside walks along the Avon, scenic country lanes and footpaths offer superb opportunities for recreation, while neighbouring villages provide charming pubs and boutique dining experiences for those new to the area.

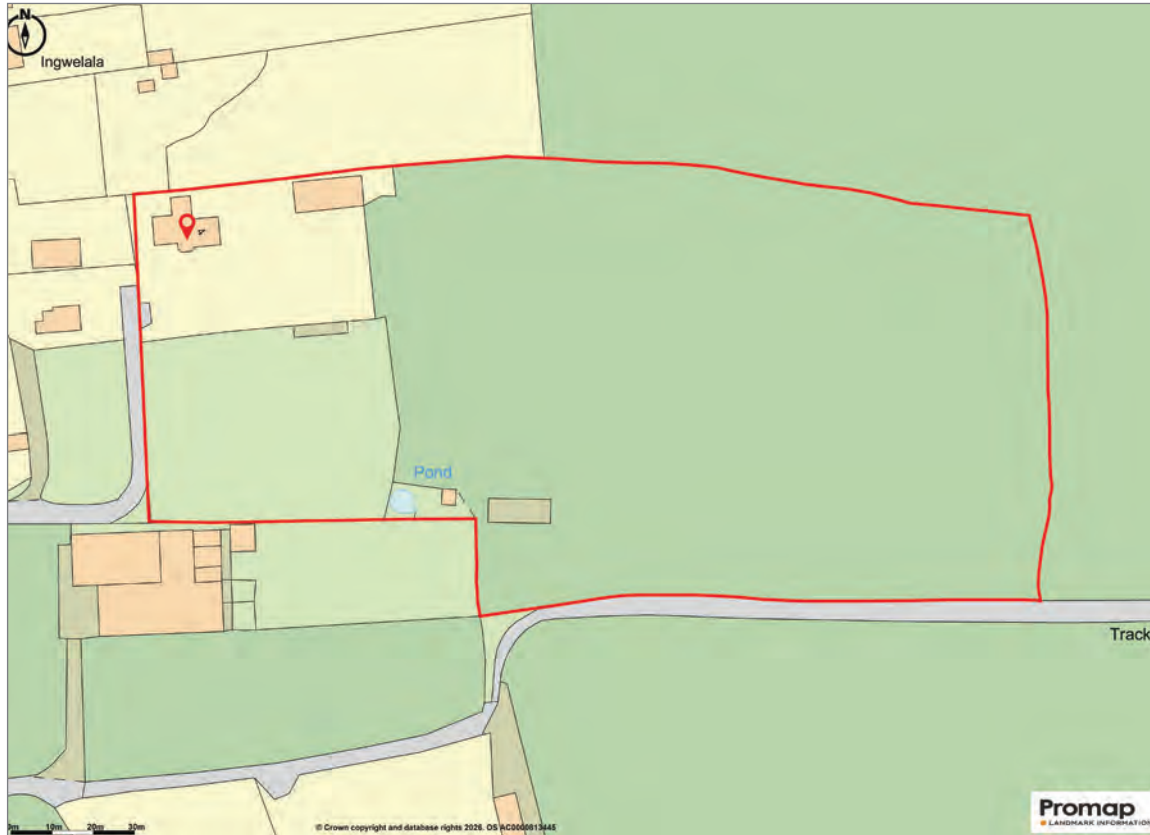
For families, the property sits within easy reach of well-regarded schooling, including swift access to King's and RGS Worcester in the city centre—just a 9-minute drive—making school runs both practical and efficient. A strong selection of primary and secondary schools in nearby Worcester and Pershore, further enhancing its appeal to family buyers.

Commuter links are particularly strong. Worcestershire Parkway station is approximately 7 miles away by road, offering plentiful parking and fast services to London Paddington in around 1 hour 45 minutes on the quickest trains, making regular travel to the capital entirely manageable. Pershore station and Worcester Shrub Hill station are also within comfortable reach for regional rail connections. By road, Worcester lies a short drive to the west, Great Malvern and the Malvern Hills—renowned for their walking and outdoor pursuits—are easily accessible, and Birmingham Airport is approximately 35 miles to the north-east, providing extensive national and international flight options.

The property also benefits from seamless connectivity to neighbouring towns, including Pershore itself, as well as a network of picturesque villages across Worcestershire, each with its own character, eateries and community life. Worcester Royal is within easy reach.

In summary, The Field House offers the rare combination of peaceful countryside living, excellent transport links, outstanding schooling and rich local amenities—an ideal location for discerning buyers seeking both convenience and serenity.





### Material Information

Tenure: Freehold  
Council Tax Band: G  
Local Authority: Wychavon  
EPC: Rating E  
Property Construction: Standard (brick and tile)  
Electricity Supply: Mains  
Water Supply: Mains  
Drainage and Sewerage: Private drainage via a septic tank shared with two other properties with the costs shared equally. The tank is located outside of the property boundary.  
Heating: LPG central heating  
Broadband: FTTC / part of full fibre broadband connection available - we advise you to check with your provider.  
Mobile Signal/Coverage: 4G/5G mobile signal is available in the area - we advise you to check with your provider.  
Parking: Double garage and driveway parking for 10 vehicles

**Additional Information:** There is planning permission for a two-storey extension in place to the main house and planning to replace the stabling/garaging. Details available on request.

**Title Information:** The property is accessed via shared private driveways with associated maintenance contributions. The title contains rights and easements relating to shared drainage and utilities, together with restrictive covenants affecting business use, boundary maintenance and future development. Buyers are advised to liaise with their solicitors.

### Directions

Postcode: WR5 2PY  
what3words: ///rooting.responds.imparting

### Viewing Arrangements

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

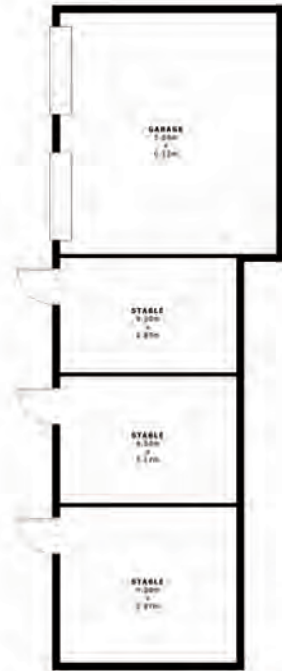
### Website

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 - 4.30 pm  
Sunday - By appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		57 D
39-54	E	44 E	
21-38	F		
1-20	G		



Stables / Garage



Ground Floor



First Floor



**The Field House, Worcestershire - Sales Plan**

Main House: 166m<sup>2</sup> / 1794ft<sup>2</sup>

Stables: 46m<sup>2</sup> / 496ft<sup>2</sup>

Garage: 34m<sup>2</sup> / 362ft<sup>2</sup>

Total: 246m<sup>2</sup> / 2652ft<sup>2</sup>

Please note that all measurements and fittings are Approximate and for illustrative purposes only. Do not scale from this drawing.



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 26.05.2026





# 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.

*We value the little things  
that make a home*



**HALINA DAY**  
PARTNER AGENT

Fine & Country Droitwich Spa, Worcester and Malvern  
T: 01905 678111 | M: 07920 857582  
email: halina.day@fineandcountry.com



**MARIE KIMBERLEY**  
PARTNER AGENT

Fine & Country Droitwich Spa, Worcester and Malvern  
T: 01905 678111 | M: 07814 735607  
email: marie.kimberley@fineandcountry.com



**CATHERINE NEILSON**  
PARTNER AGENT

Fine & Country Droitwich Spa, Worcester and Malvern  
T: 01905 678111 | M: 07729 801143  
email: catherine.neilson@fineandcountry.com

YOU CAN FOLLOW US ON



THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)

Fine & Country Droitwich Spa, Worcester and Malvern  
Tel: +44 (0)1905 678111  
droitwich@fineandcountry.com  
12 Victoria Square, Droitwich Spa, Worcestershire WR9 8DS

