



**Butts Cottage, Grafton Flyford**  
Worcester

Guide Price **£1,400,000**



## Butts Cottage

North Piddle, Grafton Flyford, Worcester

- Exceptional Grade II Listed detached country residence dating back to the 17th century, occupying a peaceful and highly private position on the edge of the desirable village of North Piddle
- Offers nearly 3,000 sq ft of immaculately presented accommodation, and garaging and outbuildings of over 450 sq ft, all set within approximately 3.35 acres of glorious landscaped grounds.
- Extensively renovated and significantly enhanced by the current owners to an exceptional standard, successfully combining historic character with high-quality contemporary finishes
- Stunning open-plan kitchen/breakfast room featuring bespoke cabinetry, a substantial central island and impressive bi-folding doors opening directly onto the gardens
- Elegant and versatile reception spaces including a characterful sitting room with exposed beams and fireplace, formal dining room and generous home office/study
- Four beautifully presented double bedrooms including a magnificent principal suite with luxurious en-suite bathroom, freestanding bath and dramatic glazed outlook over the grounds



- Beautifully landscaped gardens and grounds extending to approximately 3.35 acres, incorporating expansive lawns, mature specimen trees, stream, bridges and former paddock areas
- Outstanding outdoor entertaining spaces including extensive stone terraces and a covered outdoor kitchen/barbecue area designed to maximise the property's exceptional setting
- Gated driveway with extensive private parking, detached garage and additional outbuilding, all approached via an impressive sweeping entrance drive
- Idyllic Worcestershire countryside setting offering complete rural tranquillity whilst remaining highly accessible to Worcester, Birmingham and London via nearby motorway and rail

Occupying a truly idyllic setting on the edge of the desirable village of North Piddle, Butts Cottage is an exceptional Grade II Listed detached country home, beautifully blending period character with striking contemporary design. Extensively renovated, extended, and significantly enhanced by the current owners to an exacting standard, the property now offers nearly 3,000 sq ft of immaculately presented accommodation, and garaging and outbuildings of over 450 sq ft, all set within approximately 3.35 acres of glorious landscaped grounds.

Originally dating back to the 17th century, the cottage retains a wealth of original features including exposed oak timbers, leaded light windows, oak doors and impressive fireplaces, whilst sympathetic modern additions have transformed the property into a luxurious and highly efficient contemporary country residence. The stunning glazed rear elevation creates a dramatic contrast to the traditional frontage, flooding the interior with natural light and perfectly framing the outstanding garden and countryside views.





Approached via electric gates and a sweeping driveway, the property immediately conveys a sense of privacy and exclusivity. The accommodation is both substantial and versatile, ideally suited to modern family living and entertaining.

At the heart of the home is the magnificent open-plan kitchen/breakfast room, featuring a large central island, extensive fitted cabinetry and bi-folding doors opening directly onto the rear entertaining terrace. The adjoining dining room offers a more intimate reception space, whilst the beautifully appointed sitting room enjoys exposed beams, a feature brick fireplace and wood-burning stove. A generous study provides an excellent home office or additional reception room, complemented by a well-equipped utility room and cloakroom.

The first floor continues to impress, centred around a superb oversized landing with seating area and views across the grounds. The principal bedroom suite is particularly striking, enjoying a luxurious en-suite bathroom with freestanding bath and walk-in shower, alongside impressive glazing overlooking the gardens. Three further double bedrooms are beautifully presented and serviced by a stylish contemporary family shower room.



Externally, Butts Cottage enjoys a truly outstanding setting. The beautifully maintained grounds extend to approximately 3.35 acres and include expansive lawns, mature specimen trees, former paddock areas, a gently meandering stream with bridges and a variety of established planting, creating an almost parkland-style environment. The extensive rear terrace has been thoughtfully designed for entertaining and incorporates a covered outdoor kitchen and seating area, perfectly complementing the home's strong indoor-outdoor lifestyle appeal.

The property further benefits from a detached double garage, useful outbuilding and extensive private parking.

North Piddle is surrounded by exceptional Worcestershire countryside and offers easy access to an extensive network of footpaths, bridleways and outdoor pursuits. Everyday amenities are available nearby in Flyford Flavell and Upton Snodsbury, whilst more comprehensive shopping, leisure and educational facilities can be found in Pershore and Worcester. The property also enjoys excellent connectivity, with Junction 6 of the M5 approximately seven miles away.

#### Location

Despite its idyllic surroundings, the property remains exceptionally well connected. Nearby Flyford Flavell (approximately 2 miles) and Upton Snodsbury (approximately 3.5 miles) provide a range of day-to-day amenities including village shops, public houses, primary schooling and community facilities. More comprehensive shopping, leisure and educational amenities are available in the attractive Georgian market town of Pershore (approximately 6 miles), renowned for its riverside setting, independent shops, cafés and monthly farmers' markets.







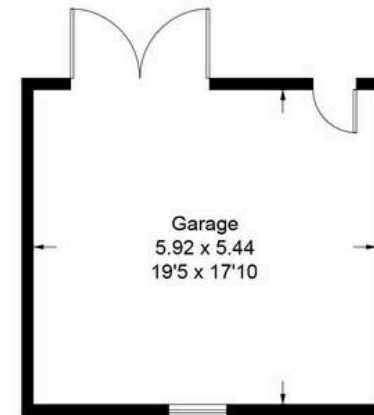


# Butts Cottage, WR7 4PT

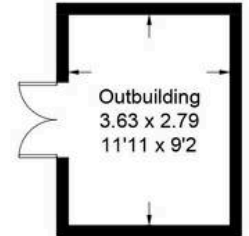
Approximate Gross Internal Area = 268.6 sq m / 2891 sq ft

Outbuildings = 42.6 sq m / 458 sq ft

Total = 311.2 sq m / 3349 sq ft (Including Garage)

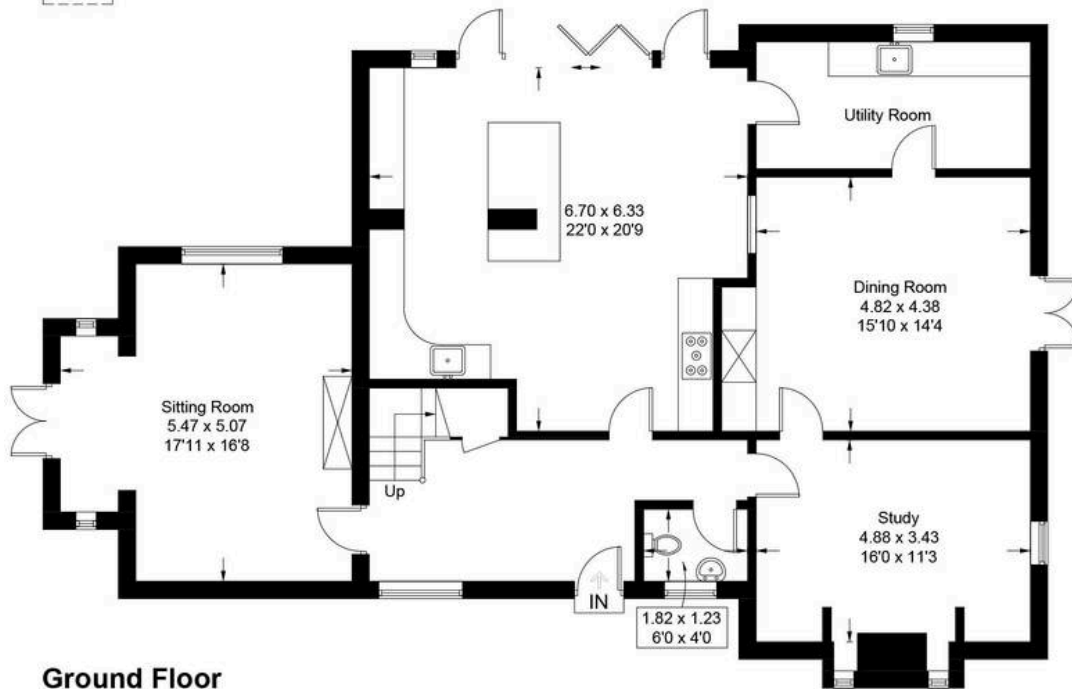


(Not Shown In Actual Location / Orientation)

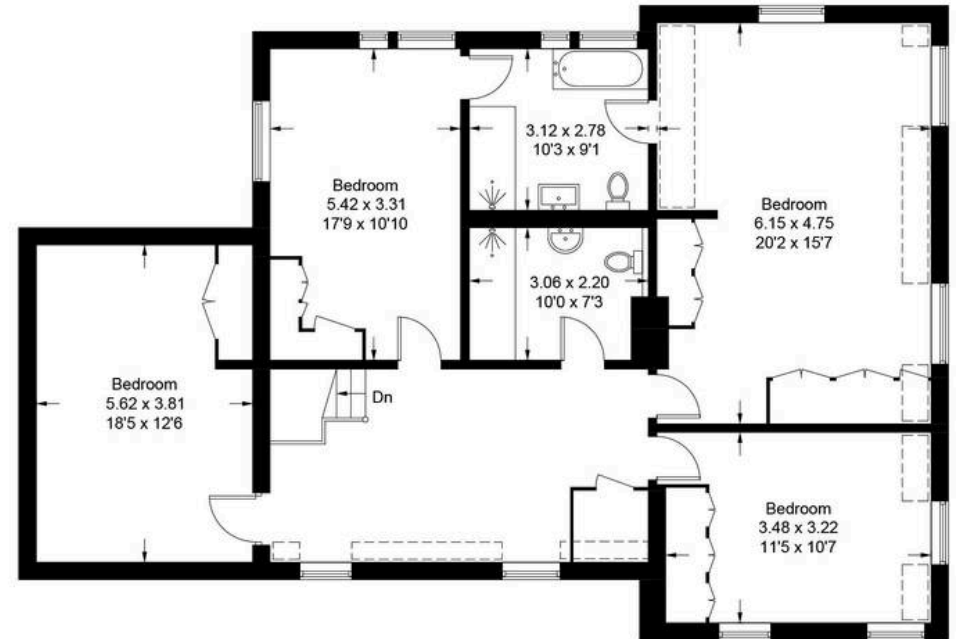


(Not Shown In Actual Location / Orientation)

= Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1300373)



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