



| WR6 6TQ

RJ
COUNTRY HOMES

WR6 6TQ

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, and a classic yet modern electric Aga, 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:

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



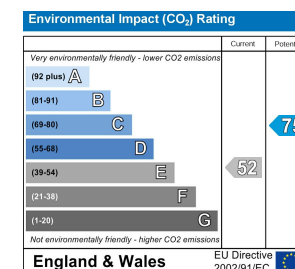
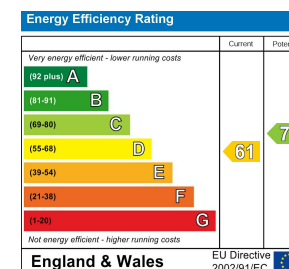




Total area: approx. 394.2 sq. metres (4243.1 sq. feet)

Footage on EPC does not include the garage, stables or stables. Plan produced using Planity.

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



RJ Country Homes
 Tel: 01905 691 043
 contact@rjcountryhomes.co.uk
 Cathedral View Top Barn, Holt Heath, Worcestershire, WR6 6NH

