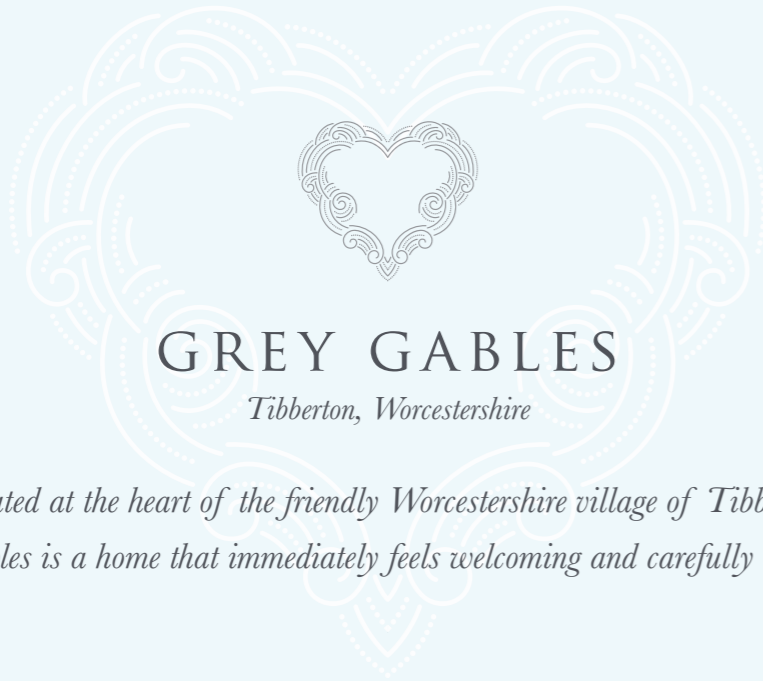




GREY GABLES

Tibberton, Worcestershire



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Situated at the heart of the friendly Worcestershire village of Tibberton, Grey Gables is a home that immediately feels welcoming and carefully considered.





A WELCOMING HOME

Built in 2019 to an exacting standard, it offers the very best of modern living — efficiency, space and a layout that flows with ease, without compromising on warmth and character.

The generous private driveway provides ample parking and the handsome façade of the house create a sense of arrival at this impressive home. Beyond the house, there are glimpses of the open countryside offering uninterrupted views and a sense of space that is increasingly hard to find.



Grey Gables has been thoughtfully designed for contemporary living. From the spacious reception hall, the house unfolds into generous reception rooms, each offering flexibility depending on how you choose to live. The sitting room provides a comfortable retreat, complete with a multi-fuel burner, while other areas can adapt effortlessly for family life, entertaining, or working from home.

The flow of the ground floor layout is both practical and sociable, with underfloor heating throughout, creating warmth underfoot.

At heart of the home is the exceptional live-in kitchen, stretching the full width of the house with cooking area, dining and a great family space. The smart fitted kitchen incorporates a suite of Neff appliances, including multiple ovens and a steam oven, as well as granite worktops and integrated refrigeration, creating a space that is as functional as it is stylish. Whether it's a quiet morning coffee, hosting friends for dinner, or supervising children's homework this is a kitchen and living space that rises to every occasion. This space opens out onto the terrace with the rear garden and uninterrupted countryside beyond. The views are beautiful and the garden is a private outdoor haven.



THE HEART OF THE HOME

A FINE FAMILY HOME

One of Grey Gables' greatest strengths is its versatility. The integral double garage has been repurposed into a home gym and recreational space with boarded storage above and direct access to the garden, offers a highly usable extension of the living space.

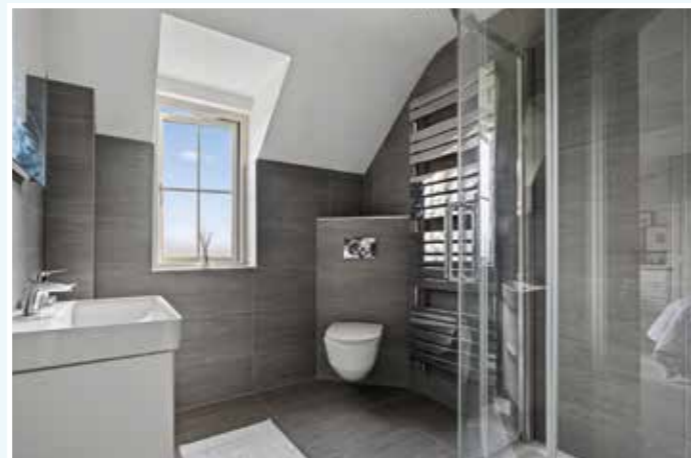
Throughout the home, storage has been built in, with boarded loft spaces and practical solutions that make day-to-day life feel seamless rather than cluttered.



AND SO TO BED

Upstairs, the sense of calm continues. Bedrooms are well-proportioned and filled with natural light, offering restful spaces that feel both private and comfortable. The principal bedroom benefits from floor to ceiling wardrobes along one wall, an ensuite bathroom and views of the rolling countryside. Another good-sized bedroom has an ensuite bathroom, perfect for guests, and enjoys the great countryside views. The other two bedrooms are both generous too so there should be no competition between children as to who has the larger room. These share the family bathroom.

All the bathrooms are finished with modern fittings, bringing a touch of everyday luxury. Drencher showers add a spa-like quality to the bath-time routine. The overall feel is one of quality and thoughtful design.







ALL WITH PRACTICALITIES IN MIND

Grey Gables is as efficient as it is attractive. Built with high eco standards in mind, it benefits from an air source heating system and LPG, ensuring both comfort and cost efficiency. Individual thermostats in the rooms allow precise control across the house, while full-fibre broadband delivers ultrafast connectivity — ideal for modern life.

Additional features such as electric vehicle charging, high-quality shutters throughout, and an integrated security system further enhance the sense that this is a home designed for contemporary living.





LIFESTYLE-ENHANCING VIEWS FROM GARDEN

Step outside to experience the benefits of this lovely setting. The rear garden adjoins open pastureland, creating a peaceful, ever-changing backdrop of countryside views.

This is a space to enjoy in every season — whether summers evenings overlooking the fields, or crisp winter mornings with far-reaching views towards the Malvern Hills. The garden offers both privacy and a strong connection to the landscape beyond.

For those who enjoy the outdoors, walks begin quite literally from the front door — across open fields, along the canal, or into nearby Droitwich Spa, making it an ideal setting for both families and dog owners alike.





ROUND AND ABOUT

Despite its relaxed village setting, Grey Gables is exceptionally well placed for transport links. Tibberton is located around 4 miles north-east of Worcester and less than a mile from Junction 6 of the M5.

This appealing village lacks for nothing when it comes to community spirit, facilities and fun. It is a welcoming, well-connected place to live, surrounded by beautiful countryside. There is a genuine sense of community here, with a village hall, local school and opportunities to get involved.

Surrounded by gently rolling countryside ideal for scenic walking, cycling and horse-riding, the village offers a mix of rural tranquillity, on-the-doorstep necessities and close proximity to the fabulous historic city of Worcester.

The community shop is located at the village hall selling the essential items. Local pubs in the village with great atmosphere serving traditional food include The Plough and The Bridge Inn whilst, in nearby Crowle, The Chequers offers a gastro menu and is highly rated. Tibberton village

church, St Peter's, is firmly at the heart of the community with regular worship.

For supermarkets, Waitrose and Tesco superstores are a short drive away. Further shopping and leisure options are available in nearby Droitwich Spa, whilst Worcester itself has a buzzing city centre with excellent shopping, cultural events, county cricket and a beautiful riverside.

Tibberton has its own primary school, Tibberton CE First School, in the village. The nearest secondary school is Nunnery Wood High School and there's a choice of excellent independent schools including Bowbrook House, The King's School and RGS Worcester – all within easy driving distance.

And when it comes to commuting, Tibberton is an absolute winner, being close to Junction 6 of the M5 with direct access to Birmingham to the north and Bristol to the south. Mainline rail services run from Worcester, Worcestershire Parkway and Droitwich Spa to Birmingham, London Paddington, Birmingham and Bristol.





WHERE TO GO WHEN YOU NEED...



Weekly Shop: There are several large supermarkets in Worcester, including Waitrose on the London Road, two Tescos, and M&S in the city centre. There is also a Waitrose supermarket in Droitwich.



Dinner/Drinks: In the village is The Bridge Inn and The Plough. Nearby in Crowle is The Chequers. Also, just a short drive away is the Swan Inn at Whittington serving British-inspired cuisine and real ales. Your morning coffee is best enjoyed at Broomfields of Holt Heath, a much-loved farm shop and café with a relaxed atmosphere and excellent local produce. Dinner with friends might take you either into Worcester, where options range from the ever-popular Singapore Restaurant or Droitwich to the much-loved Gurkha Majestic.



Gym/Fitness: There are several gyms and leisure clubs in the surrounding area. David Lloyd Worcester is a short distance away at Junction 6 of the M5 offering impressive gym facilities, swimming and tennis. Worcester Golf & Country Club is also home to the Boughton Tennis Club for Tennis, Squash and Racketball.



Milk: In the village, Tibberton Community Shop can supply essentials.



Golf: The Worcester Golf and Country Club is located at Boughton Park with the beautiful Malvern Hills as its backdrop. Also, there is The Gaudet Luce Golf and Leisure Club at Droitwich.



Walks: Tibberton offers tranquil countryside walks, canal-side paths along the Worcester & Birmingham Canal and routes linking to nearby villages. Popular trails include the Mid Worcestershire Ring sections, the Crowle and Tibberton loop, and an often taken route leading to The Bridge Inn. With a multitude of public footpaths criss-crossing through the fields, orchards and woodlands of Worcestershire, it is no surprise the landscape provided such inspiration to the great English composer Sir Edward Elgar.



Schools: Tibberton has its own primary, Tibberton CE First School, in the village. The nearest secondary school is Nunnery Wood High School in Worcester. First class independent schooling is available in the area to include, Bowbrook House, The Kings School Worcester and RGS Worcester.

THE FINER DETAILS

Date of Construction: 2019 – remainder of 10 year NHBC warranty

Services: Mains electricity, water and drainage. Air source heat pump / LPG central heating – underfloor to ground floor and radiators to first floor

Tenure: Freehold

Local Authority: Wychavon District Council

Council Tax: Band G

Broadband: Ultrafast available



Total Area: 2771 sq.ft / 258 sq.m



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STOWHILL ESTATES

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