



Orchard Gates
Heightington | Bewdley | Worcestershire | DY12 2YB

 FINE & COUNTRY

ORCHARD GATES

Orchard Gates is a beautifully maintained three/four-bedroom country residence set within approximately 0.8 acres of landscaped gardens, occupying an elevated position with breathtaking far-reaching views towards the Abberley Hills, Clee Hill and the Malvern Hills. Combining versatile accommodation, including a ground-floor bedroom, with contemporary open-plan living, a detached double garage, gated entrance and fibre-to-the-premises connectivity, this exceptional home offers both rural tranquility and modern convenience.



Property Description

Ground Floor: Stepping through the front door, you are welcomed into a reception hall. Double doors open into an impressive open-plan kitchen and living space, where expansive floor-to-ceiling doors frame the breathtaking elevated countryside views, flooding the room with natural light and creating a great sense of space. The well-appointed kitchen features a substantial breakfast bar, a range of integrated appliances, ample space for a breakfast table, and a door providing access to the rear of the property. The seamless open-plan layout offers an exceptional setting for both everyday family life and entertaining.

To the right of the reception hall lies the drawing room, enjoying a dual aspect with large, glazed doors opening onto the patio, perfectly positioned to take full advantage of the outstanding rural outlook, and a gas fire. To the left of the property is a rear hallway leading to a utility room, shower room, and a further reception room currently being used as a study. Benefiting from sliding doors opening directly onto the garden and enjoying the same spectacular countryside views, this adaptable room could equally serve as a ground-floor bedroom, offering flexible accommodation to suit a variety of lifestyles.







Seller Insight

“ From the moment the current owners first arrived at Orchard Gates, they knew they had found somewhere special. Its peaceful setting in the beautiful Worcestershire countryside, combined with exceptional access to some of the region's most highly regarded independent and state schools, made it the perfect choice for family life. With Winterfold House School, The Royal Grammar School Worcester and Old Swinford Hospital all within convenient reach, the location has provided an outstanding foundation for their children's education while offering the tranquility of country living.

The home itself immediately impressed with its light-filled interiors, generous proportions and welcoming atmosphere. Designed to embrace its elevated position, large windows frame far-reaching views across rolling fields and woodland, creating an ever-changing backdrop that brings the beauty of the surrounding landscape indoors. The south-westerly orientation ensures the garden and principal living spaces enjoy sunshine throughout the day, making every season a pleasure to experience.

Over the years, the flexible layout has adapted effortlessly to changing family life. While the elegant drawing room initially served as the heart of the home, it was the expansive open-plan kitchen, dining and family living space that naturally became the centre of everyday life. Whether gathering for family meals, entertaining friends or simply relaxing together, these interconnected spaces have provided the perfect balance of openness and comfort.

Life at Orchard Gates is defined as much by its surroundings as by the home itself. From the garden, the owners have enjoyed watching the rhythm of rural life unfold, from neighbouring farmers harvesting crops to grazing cattle, horses, sheep and even the occasional donkey wandering the surrounding fields. One particularly memorable chapter even saw a pair of lost geese adopt the property, becoming much-loved residents and providing a plentiful supply of fresh goose eggs for family and friends.

Despite its wonderfully peaceful setting, there is a strong sense of community. Friendly neighbours readily lend a helping hand, while the nearby Heightington Village Hall hosts a variety of popular events throughout the year. A leisurely stroll also leads to Nothing Bound Brewing, a unique local destination combining craft beer, street food and a warm village atmosphere.

The location offers an enviable lifestyle with excellent leisure opportunities close by, including golf at Ombersley and Wharton Park, equestrian riding through the Wyre Forest, riverside pursuits on the River Severn, walking along the historic Staffordshire and Worcestershire canal and access to the Worcestershire Way. Nearby Bewdley, Stourport-on-Severn and surrounding villages provide an excellent choice of independent shops, restaurants and everyday amenities.

The owners' advice to those fortunate enough to become the next custodians is simple: embrace the flexibility of the home, appreciate its exceptional setting and enjoy the sense of peace and contentment that Orchard Gates so effortlessly provides. It is a home that offers not only space to live, but a lifestyle to treasure.*

*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: The first floor is approached via an attractive galleried landing and comprises three well-proportioned bedrooms and a family bathroom. The principal bedroom benefits from fitted wardrobes and an ensuite shower room, while all three bedrooms enjoy delightful countryside views, making the most of the property's elevated position.













Outside: Orchard Gates is approached via electric gates, opening onto a driveway with a central turning circle and generous parking for multiple vehicles. The beautifully maintained grounds are a particular feature of the property, with extensive lawns enjoying far-reaching views across the surrounding countryside. A patio terrace provides the perfect setting for outdoor entertaining, al fresco dining, or simply relaxing whilst taking in the picturesque outlook.

Complementing the outdoor space is a substantial detached double garage, constructed of cavity brick and block walls and measuring approximately 6.10m x 6.03m (20'0" x 19'9½") internally. The garage is fitted with a remote-controlled electric double-width shutter door, providing secure parking and excellent storage or workshop potential. A useful garden shed and ornamental pond further enhance the outdoor space.





LOCATION

Orchard Gates is nestled along a country lane in the Worcestershire village of Heighington, just 6 miles from the historic Georgian riverside town of Bewdley. Surrounded by beautiful countryside and a collection of highly regarded villages, including Abberley and Great Witley. The Wyre Forest visitor centre is just 3 miles away, providing scenic woodland walks, a café, and a wealth of outdoor leisure opportunities right on the doorstep.

This idyllic corner of England is dotted with public footpaths, bridleways, local public houses and "Gastro" pubs, including The Manor Arms at Abberley, The Royal Forrester in Callow Hill and The Crown and Sandys at Ombersley.

There is Hopley Farm Shop on the outskirts of Bewdley (4 miles). There is a wider range of shopping and professional services in the town of Bewdley itself including small supermarkets, a selection of pubs and restaurants, bakery, butchers and a pharmacy.

The county town and cathedral city of Worcester, lying on the banks of the River Severn, is some 16 miles south-east providing for high street and boutique shopping, and characterised by one of England's great cathedrals, its racecourse, county cricket ground, rugby club and university.

The M5 motorway (accessed via J5 at Wychbold, Droitwich, or J6 at north Worcester) provides for ready access to the south-west, including Cheltenham and its racecourse, Gloucester and Bristol. The M42, accessed via Bromsgrove, and the M5, accessed at Halesowen, also offer access to Birmingham International Airport (39 miles) and the north. Road travel to London is best via the M40 or M6/M1, both accessible from the M42.

Worcestershire Parkway railway station (20 miles), situated to the east of Worcester, off J7 of the M5, is also intended to increase the capacity to London as well as reduced journey times. This will have a significant impact on Worcestershire's accessibility to the capital and other regional centres.

If education is a priority, then Worcestershire is blessed with an enviable mix of schooling at all levels, including a variety of independent establishments, allowing parents to select the right environment for their children's needs. These include Bromsgrove School, Malvern College, The Kings Schools (including Kings Hawford and Kings St Albans) and Royal Grammar Schools (including The Grange and Springfield) at Worcester, Winterfold House School at Chaddesley Corbett, Heathfield Knoll School at Wolverley are close by.





Material Information

Tenure: Freehold
 Council Tax Band: G
 Local Authority: Wyre Forest
 EPC: Rating C
 Property Construction: Standard (brick and tile)
 Electricity Supply: Mains
 Water Supply: Mains
 Drainage and Sewerage: Private drainage via a septic tank
 Heating: Oil-fired central heating
 Broadband: FTTP Ultrafast fibre-to-the-premises broadband connection available - we advise you to check with your provider.
 Mobile Signal/Coverage: 4G and some 5G mobile signal is available in the area - we advise you to check with your provider.
 Parking: Double garage and driveway parking for 4+ vehicles
 Total Internal Floor Area: 2,830 sq ft

Additional Information: CCTV or similar security system in operation.

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Stourbridge and Kidderminster on +44 (0)1384 958811.

Website

For more information visit <https://www.fineandcountry.co.uk/stourbridge-and-kidderminster-estate-agents>

Opening Hours

Monday to Friday	9.00 am–5.30 pm
Saturday	9.00 am–1.00 pm



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



Orchard Gates, Heighington
Total: 263m² / 2830ft²

Agents notes: All measurements are approximate and quoted in metric with imperial equivalents 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 and 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. 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 04.08.2026





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