Since 1971

Andrew Grant



Serenity




Electric
CINEMA
FOREVER & EVER

Serenity

Stockwood, B96 6ST

Expansive single-storey living, dedicated leisure spaces and landscaped grounds combine at this distinctive conversion, with countryside views and substantial garaging.

5 Bedrooms | 5 Bathrooms | 3 Receptions | 1.1 Acres | Triple garage

Serenity combines an generous kitchen, living and dining space with separate living and cinema rooms. Five bedrooms occupy a distinct wing, served by four bathrooms (with a fifth shower room in the detached garage), including a principal suite with a walk-in wardrobe. A detached triple garage adds a workshop, upstairs storage and a gym and fifth shower room. Landscaped gardens, terraces and gated parking surround the home within approximately 1.1 acres. An additional 6.3 acres across Stockwood Lane are available by separate negotiation.

3779 sq ft (351.1 sq m)

Freehold

The living accommodation

An extensive island with breakfast seating anchors the kitchen, complemented by grey cabinetry, pale worktops and a separate pantry. A built-in hob, bank of ovens and integrated wine fridge support cooking and entertaining while keeping the kitchen open to the adjoining living spaces.

Broad bi-fold doors connect the living area to the garden, opening up the long elevation to the lawn and countryside beyond. A pellet burner adds warmth and a textured stone feature wall gives this part of the open-plan room its own identity without interrupting the shared space.

At the opposite end, the dining area enjoys windows on two sides and bi-fold doors to the terrace. Its generous footprint allows a substantial dining table while maintaining a direct connection with the kitchen for larger gatherings.






CINEMA




CINEMA



The dedicated cinema room brings a different atmosphere, with dark finishes and concealed accent lighting creating an immersive setting. Separated from the main open-plan accommodation, it allows film evenings to continue independently of activity elsewhere in the home. The cinema equipment is available by separate negotiation.

Double doors from the entrance hall lead into a separate living room, where a broad window overlooks the garden. Its position away from the kitchen and cinema provides a quieter reception space that could also accommodate a study or library.

The utility continues the kitchen's cabinetry and tiled flooring, with a sink, worktop and cupboards alongside an integrated washing machine, dryer and fridge. An external door offers useful garden access, while the adjoining boiler room keeps further service equipment apart.

A glazed entrance porch opens into a broad hall with wall panelling, textured stonework and circular rooflights. A large storage cupboard serves the main circulation space, with a separate cloakroom providing a WC and vanity basin close to the entrance.










DOG
FOOD











The bedrooms and bathrooms

At the end of the bedroom wing, the principal bedroom combines a substantial sleeping area with space for a separate seating arrangement. Dual-aspect windows overlook the grounds, while an external door gives the suite its own connection to the garden.

A separate walk-in wardrobe extends alongside the bedroom, with hanging rails and shelving arranged along its length. Keeping dressing space apart from the main room allows the bedroom itself to retain its open proportions.

The principal en suite pairs a freestanding bath with an extensive walk-in shower accessible from either end. Twin countertop basins sit above a vanity unit, complemented by a WC, large-format wall tiles and an illuminated mirror.

The spacious second bedroom has a broad garden-facing window and its own en suite shower room, creating a comfortable guest suite away from the main living spaces. The shower room includes a glazed enclosure, vanity basin and contrasting tiled finishes.





















The third and fourth bedrooms are similarly sized doubles, each with a wide window overlooking established greenery to the rear. Their comparable proportions offer a balanced arrangement for family bedrooms, with enough space to incorporate a desk alongside bedroom furniture.

Both bedrooms have direct access to a shared Jack and Jill bathroom. A freestanding bath and separate glazed shower provide a choice of bathing facilities, complemented by a vanity basin, WC, illuminated mirror and large-format tiling.

The fifth bedroom offers another generous double room with a garden outlook. Its adjoining shower room includes a glazed enclosure, vanity basin and WC.













The garden

Approximately 1.1 acres surround the home, with broad lawns, established trees and hedged edges framing views across neighbouring countryside. A pond and less formal areas beneath the trees add variety, balancing the open lawn with quieter corners.

The terrace extends the main living space outdoors through bi-fold doors, with a covered seating area on the upper level. Steps and glass balustrading lead down to a sunken dining terrace with a built-in pizza oven, designed to provide shelter from the wind.

Accessed directly from the principal suite, a separate patio defined by a large olive tree combines large paving slabs with gravel, raised beds and established shrubs. Stone-filled gabion walls create a sheltered courtyard setting, while a pergola defines another seating area apart from the main lawn and entertaining terrace.





















The driveway and parking

The detached garage building provides three vehicle bays behind individual roller doors, together with a separate workshop. This combination offers substantial space for a car collection, maintenance projects or hobbies. Rainwater from the garage roof is collected in an underground tank for watering the garden.

Stairs from the workshop lead to an extensive first-floor storage area beneath the pitched roof. Exposed roof timbers and Velux windows characterise this additional space.

With its own external entrance, the gym incorporates a sauna and adjoining shower room. There is potential for an annexe here, subject to obtaining any necessary planning and building regulation approvals. The sauna is available by separate negotiation.

Gates set between stone-filled walls open onto an extensive driveway, with gravel parking and paving.













The land by separate negotiation

Available by separate negotiation, approximately 6.3 acres lie across Stockwood Lane from Serenity. The open grassland is edged by hedgerows and established trees, offering an opportunity to acquire additional land alongside the home.

Held under a separate freehold title, this land may appeal to buyers with outdoor or equestrian interests, subject to suitability and any necessary consents. It is not included within the sale of the home and its approximately 1.1-acre grounds.





Location

Stockwood offers a rural Worcestershire setting, with lanes, hedgerows and open farmland shaping the surrounding landscape. Serenity combines this countryside outlook with access to the village amenities of nearby Inkberrow.

Inkberrow provides a village shop and post office, alongside The Old Bull and The Bulls Head. A village hall, church and playing field support a range of local activities and community events.

Schooling in the wider area includes Inkberrow Primary School and Pershore High School. Families can consider these alongside other regional options.

The A422 through Inkberrow connects towards Worcester and Alcester, with onward road links to Birmingham and the wider motorway network. This offers access to larger employment centres while retaining a countryside base.

For recreation, Inkberrow's Millennium Green and local clubs complement the surrounding countryside. Worcester, Stratford-upon-Avon and the market towns of Alcester, Pershore and Evesham provide a wider choice of destinations for days out.



Services

The property benefits from mains electricity and water. Central heating is provided by LPG and there is a septic tank.

A heat recovery ventilation system extracts stale air from the kitchen and bathrooms and supplies filtered fresh air to the bedrooms and living spaces.

There is wet underfloor heating, with thermostatic controls for all heating zones and bedrooms and all rooms have wired data points connected to a central data cupboard in the loft, together with satellite TV points.

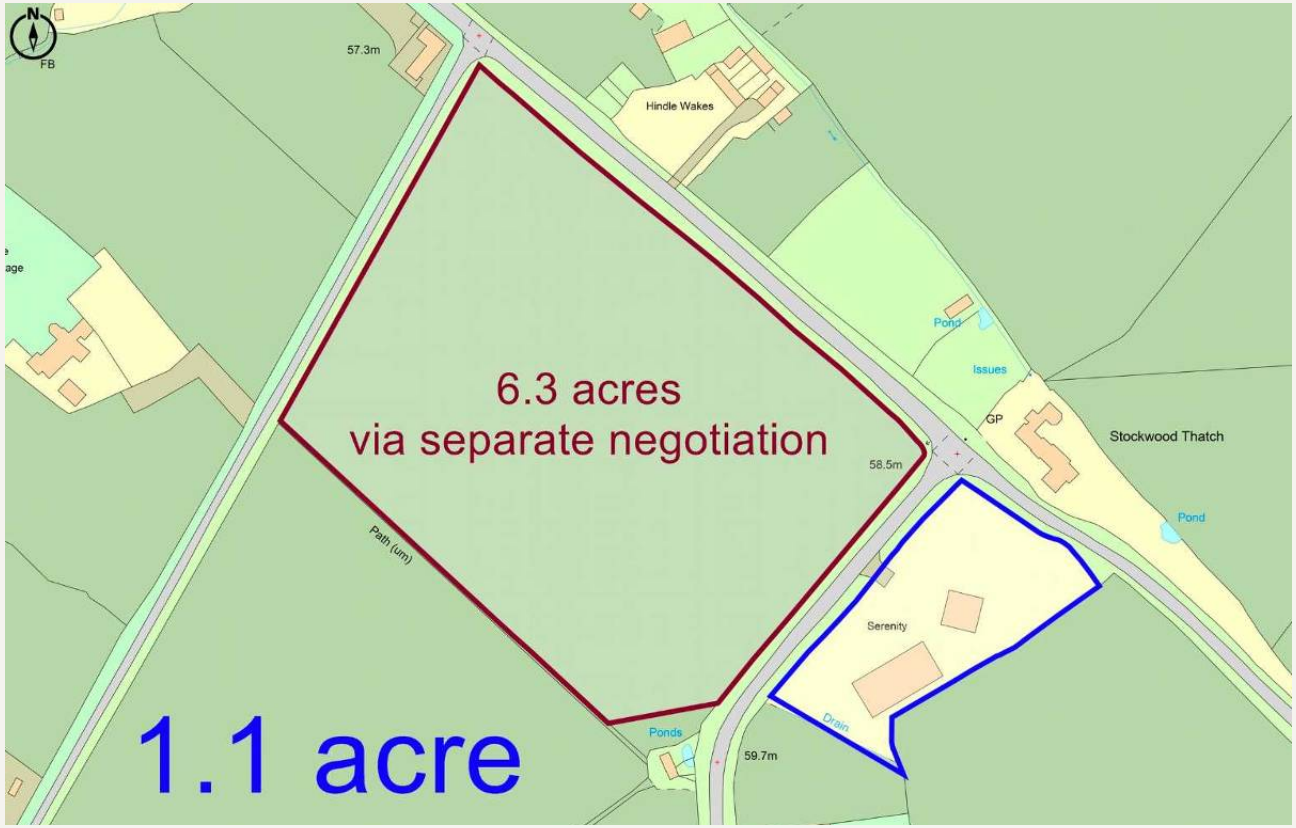
Starlink satellite broadband is used, while rainwater from the garage roof is collected in an underground tank for garden watering.

Broadband Speed

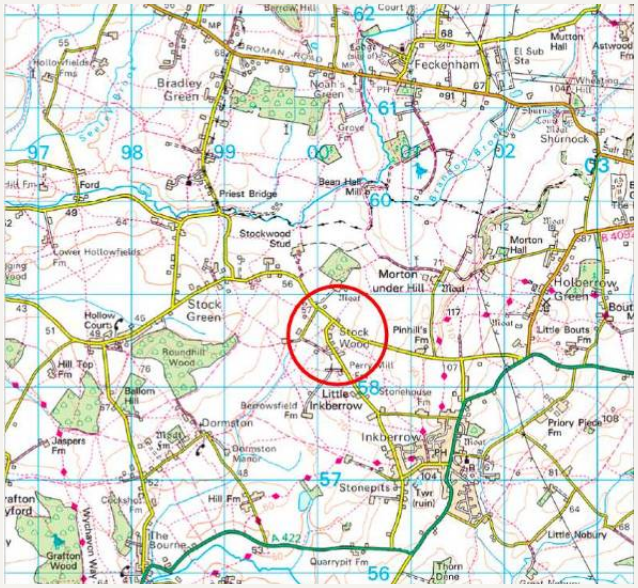
The property currently uses Starlink satellite broadband. Standard fixed-line broadband is also available, with download speeds up to 8 Mbps and upload speeds up to 0.9 Mbps (source: Ofcom checker).

Mobile Coverage

Mobile Coverage: Likely available from EE, Three, Vodafone and O2 (source: Ofcom checker).







Flood Risk

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is at very low risk for surface water flooding, increasing to a low risk between 2040 and 2060. The property is currently at very low risk for river flooding.

EPC

The EPC rating for this property is: D

Council Tax

The Council Tax for this property is Band G

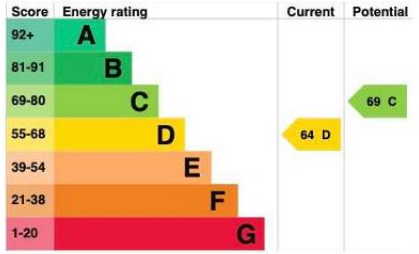
Agent Note

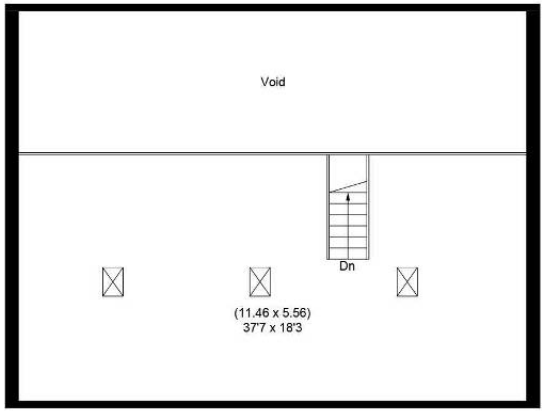
An additional 6.3 acres across Stockwood Lane are held under a separate freehold title and are available by separate negotiation. The cinema equipment, sauna and hot tub are also available by separate negotiation.



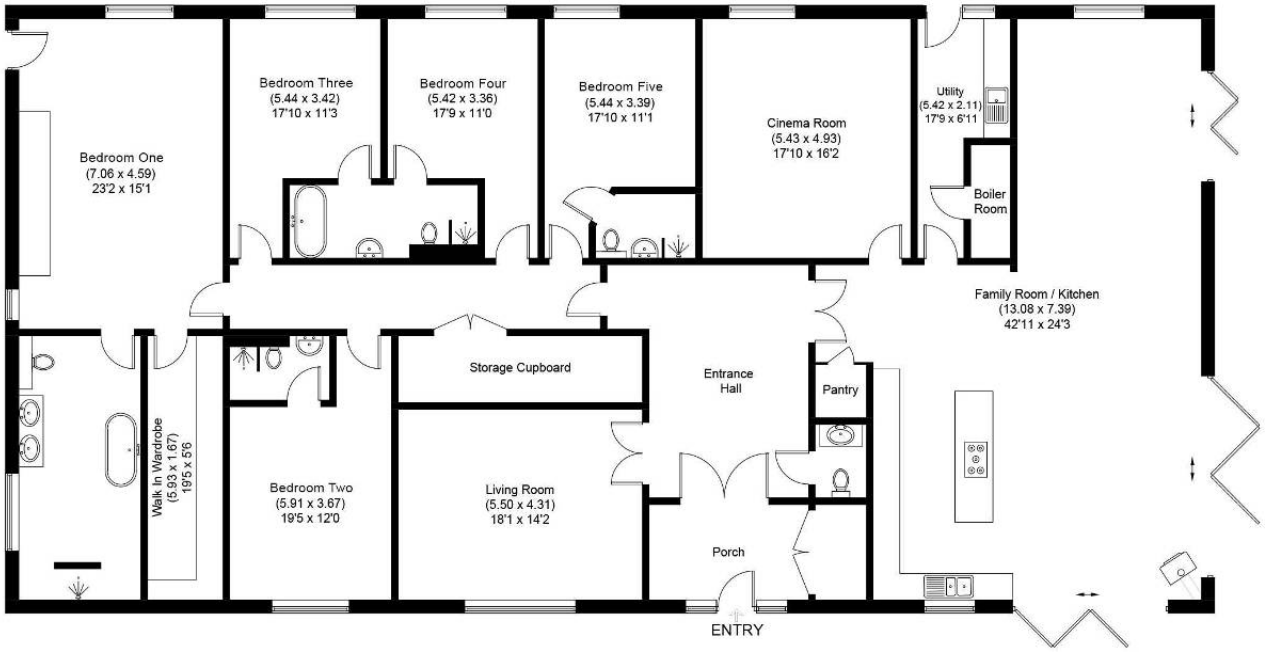
Stockwood

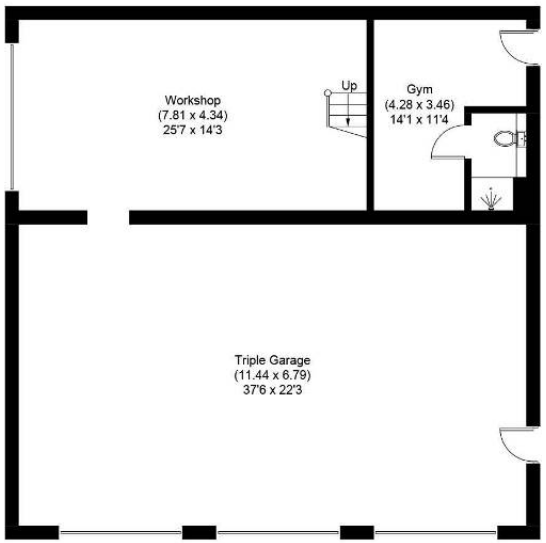
Approximate Gross Internal Area = 351.1 sq m / 3779 sq ft
Triple Garage - Ground Floor = 130.8 sq m / 1408 sq ft
Triple Garage - First Floor = 63.5 sq m / 683 sq ft
(Excluding Void)
Total = 545.4 sq m / 5870 sq ft





Triple Garage - First Floor





Triple Garage - Ground Floor
(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.

DISCLAIMER: 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 documentation 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, acreage, 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. We commonly receive referral fees from specialist service partners – an outline of these can be found here: https://cutt.ly/referrals and are reviewed annually in line with our financial year to identify any changes in average fee received.



andrewgrant.com

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Since 1971

01905 734734 | hello@andrewgrant.com