



Andrew Grant
PRESTIGE & COUNTRY

Brookfields
Broadwas, WR6 5NE



Brookfields

Broadwas, Worcester, WR6 5NE

7 Bedrooms 4 Bathrooms 4 Reception Rooms 9.2 Acres*

“Substantial rural home offering adaptable family living with annexe, barns, equestrian potential, extensive gardens and acreage, with scope for enhancement...”

Scott Richardson Brown CEO

- Generous family home offering scope for improvement, well suited to multi-generational living and complemented by a one-bedroom annexe
- Four versatile reception rooms including a living room, sitting room, dining room and study
- Main kitchen plus separate annexe kitchen and utility areas
- Seven double bedrooms including ground-floor suite and principal bedroom with balcony
- Extensive gardens with lawns, greenhouses, vegetable plots and mature trees
- Long barn, garages, stores and stables provide extensive outbuilding space with potential for equestrian use
- Located near Broadwas village and Worcester with far-reaching views over the Malvern Hills

***5.7 acres available by separate negotiation**

4593 sq ft (426.7 sq m)





The living room

A substantial reception room forms the main social hub of the home. A brick fireplace houses a wood-burning stove, creating a natural focal point for family gatherings. Sliding doors open into the conservatory and frame far-reaching views across the lawns, while a second window adds another outlook. The room links directly to the dining room, encouraging easy flow during entertaining.



The kitchen

The galley kitchen provides space for family cooking, solid oak cabinets line both sides offering generous storage and long worktops accommodate food preparation alongside a built-in hob and sink. A wide window overlooks the gardens while a sliding door opens directly onto the outside.



The sitting room

This additional reception room offers flexible space for relaxing or hobbies. A modern wood stove sits in one corner and a wide sliding door leads onto the garden, blending indoor and outdoor living. An open doorway connects into the kitchen, making it ideal as a breakfast room or informal family space.



The dining room

Designed for family meals and celebrations, the dining room features double glazed doors opening onto the conservatory for seamless entertaining in warmer months. A pair of sliding doors connect to the living room, highlighting the practicality of this well-proportioned space.



The conservatory

Running across the rear of the house, the conservatory provides a sunlit retreat throughout the year. Floor-to-ceiling glazing frame panoramic views of the gardens and beyond. Multiple sliding doors open onto the lawns and tiled flooring makes the space practical for everyday use.



The entrance hall and cloakroom

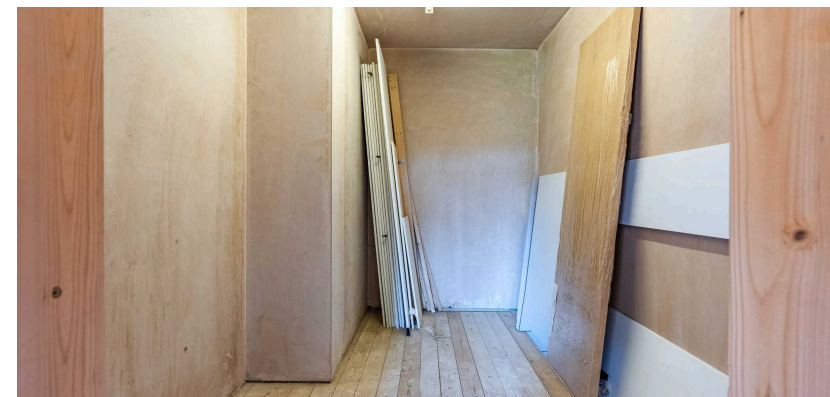
A welcoming hall introduces the home with parquet flooring and an attractive timber staircase rising to the first floor. A wood stove nestled beneath the stairs adds character. Leading off the hall is a cloakroom fitted with a vanity basin, WC and wall cabinet, together with a small window for ventilation.





The principal bedroom and dressing room

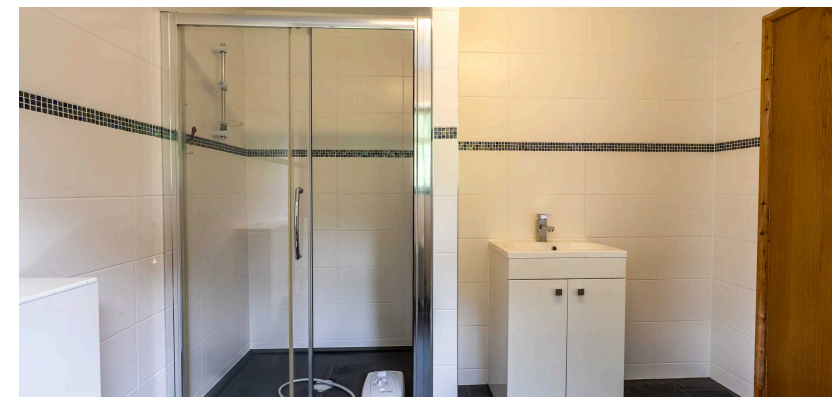
The principal bedroom is a generous suite enjoying lovely garden views and beyond to the Malvern Hills through wide sliding doors that open to a Juliet balcony. A second window provides a dual aspect, giving the room plenty of natural light. An adjoining dressing area offers space for fitted storage and demonstrates potential for bespoke wardrobes. In addition, the room enjoys access to its own en suite.





The principal en suite

Serving the main bedroom, this spacious en-suite bathroom is finished with tiles and a mosaic border. A corner bath offers a place to unwind, while a separate walk-in shower enclosure provides everyday convenience. A vanity basin, WC and bidet complete the contemporary suite, and a large window brings in natural ventilation.





The second bedroom

A comfortable double bedroom with a dual-aspect arrangement that takes in views across the surrounding countryside. Stripped timber floorboards lend a rustic feel and there is a built-in double wardrobe for storage.



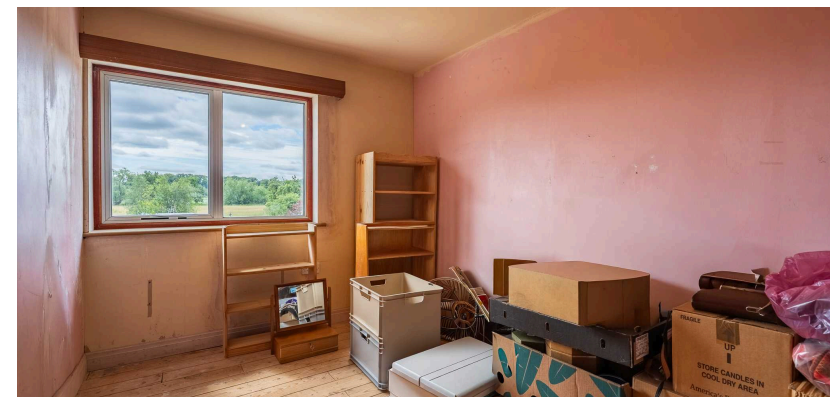
The third bedroom

This peaceful double bedroom overlooks the rear gardens through a wide window. It features a fitted wardrobe and exposed timber floorboards.



The fourth and fifth bedrooms

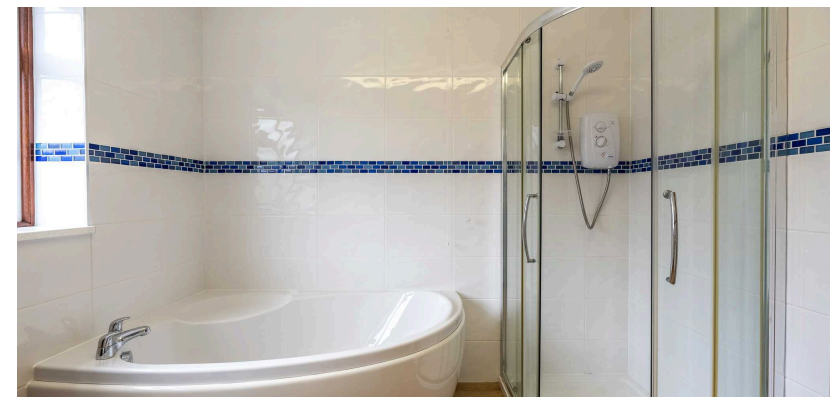
Two further double bedrooms complete the main first floor accommodation. Both bedrooms feature built-in double wardrobes alongside rural views, with the fifth bedroom also enjoying timber flooring.





The family bathroom

A well-appointed family bathroom serves the first floor. It includes a corner bath for long soaks and a curved glass shower enclosure. A vanity unit with basin, WC and bidet complete the suite.





The sixth bedroom and en suite

Offering exceptional flexibility, this generous ground floor double bedroom is well suited to multigenerational living, visiting guests or independent family members. A wide sliding door opens directly onto the side garden, creating an attractive outlook and easy external access. The adjoining en suite is fitted with a walk in shower, WC and wash hand basin, providing comfortable self contained accommodation within the main home.





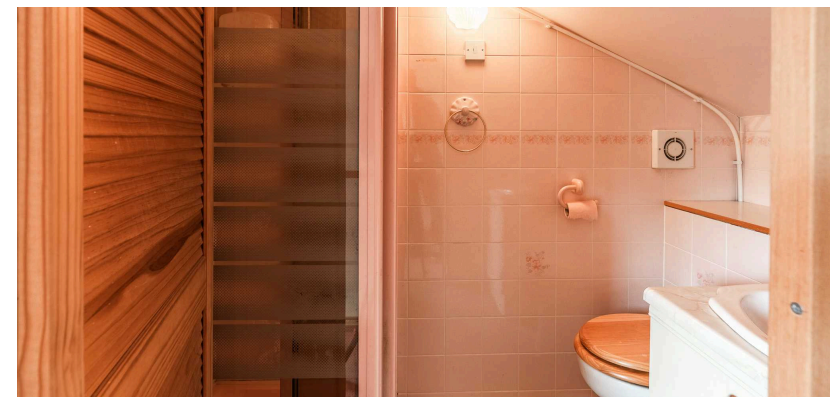
The annexe kitchen and utilities

The annexe benefits from its own kitchen and ancillary areas, creating independence from the main house. One section is fitted with wood cabinets, a sink and gas hob beneath a large window, with stairs leading up to the annexe bedroom. Adjoining rooms provide further cabinetry, sinks and plumbing for laundry appliances, along with doors to the exterior. These spaces could be reconfigured to create a sitting room or additional storage.



The annexe bedroom and en suite

Set above the garage, the annexe bedroom is a generous, light-filled space with sloping ceilings, dual aspect windows and space for both sleeping and living areas. There is useful access to under-eaves storage and the adjoining en-suite shower room includes a cubicle, WC and basin. This annexe makes an ideal self-contained retreat for guests or relatives.





The gardens

Around the home, expansive gardens extend to sweeping lawns bordered by mature trees, hedges and colourful shrubs. Several greenhouses and a fenced vegetable patch sit to one side for productive growing. Pathways meander through the grounds, and there are rose beds, specimen trees and sunny seating areas. Solar panels on the roof contribute to sustainable living, while views stretch across open countryside.







Brookfields house, gardens and grounds (9.2 Acres)

The grounds

Beyond the formal gardens, paddock and pasture land wrap around the property, amounting to approximately 9.2 acres. Hedgerows and mature trees define the boundaries and provide habitat for wildlife. Combined with the property's stables and outbuildings, the land is particularly well suited to equestrian use, while also offering opportunities for grazing and recreational pursuits.





The outbuildings

A range of traditional and modern outbuildings accompany the house. A long single-storey barn of brick and timber construction offers open bays for storage and workshop space, along with a group of former stables. Nearby, a two-storey brick coach house with a pitched roof and ivy-clad façade provides further potential. Several metal garages and sheds sit towards the end of the garden, with the extensive outbuildings offering excellent space for vehicles, livestock and equestrian use.





The driveway and parking

A shared access driveway leads from the road to the house, opening to a generous private parking forecourt in front of the property. There is ample space for numerous vehicles and a large double garage with roller doors provides secure parking and storage. A driveway continues past the house giving access to the rear outbuildings and grounds.



Location

Brookfields enjoys a peaceful rural setting on the edge of Broadwas, a small village surrounded by rolling Worcestershire countryside with far-reaching views towards the Malvern Hills.

The nearby hills provide a stunning backdrop and are renowned for their walking routes, scenic landscapes and outdoor recreation. Everyday amenities can be found in nearby villages, while the historic city of Worcester offers a wider range of shopping, dining and leisure facilities.

There are reputable primary and secondary schools in the area, along with plentiful opportunities for walking, cycling and riding in the surrounding lanes and open countryside. Despite its rural setting, the property is well connected, with convenient access to the M5 motorway, mainline rail services from Worcester offering direct connections to London, and excellent road links to the wider Midlands.

Services

The property benefits from mains electricity, water and drainage.

Broadband Speed: Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 220 Mbps (source: Ofcom checker).

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

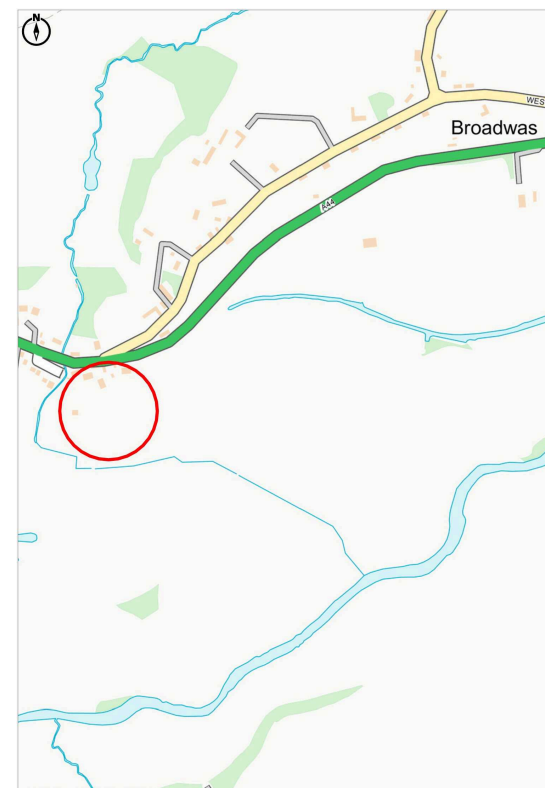
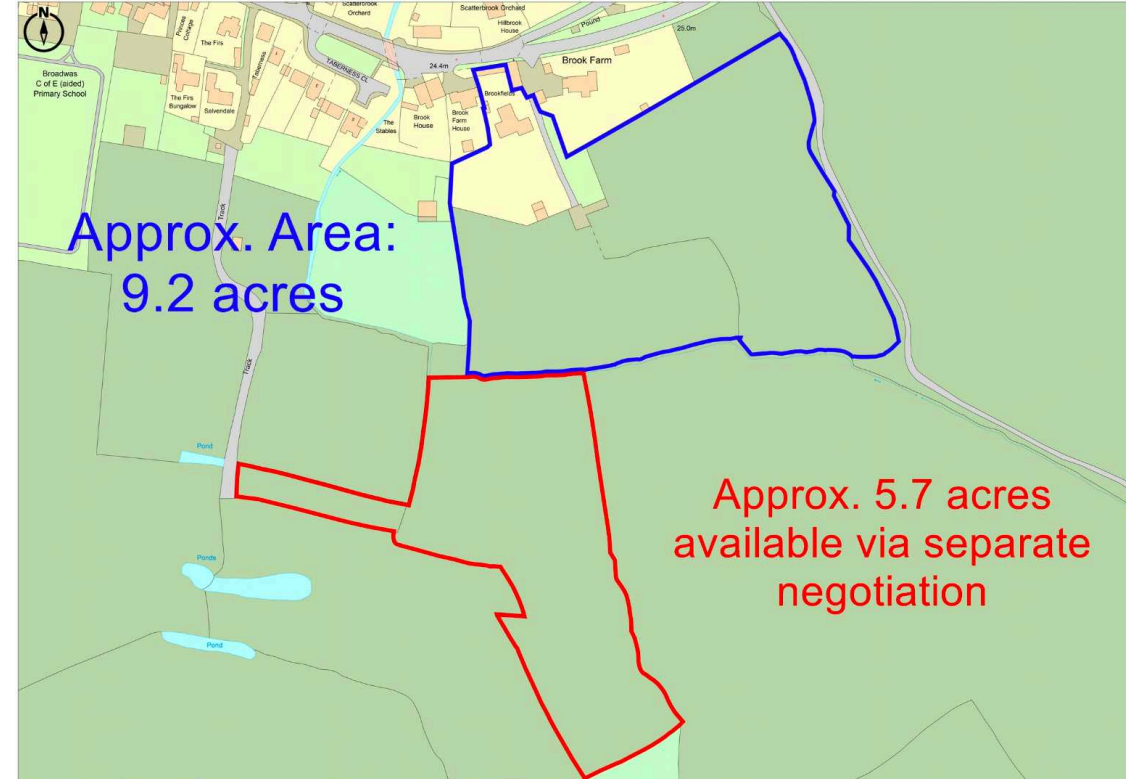
Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at low risk for river flooding and very low risk for surface water flooding.

Council Tax

The Council Tax for this property is Band G

Agent Note

We understand that neighbouring properties benefit from rights of access over part of the track and field. There is also 5.7 acres available by separate negotiation.



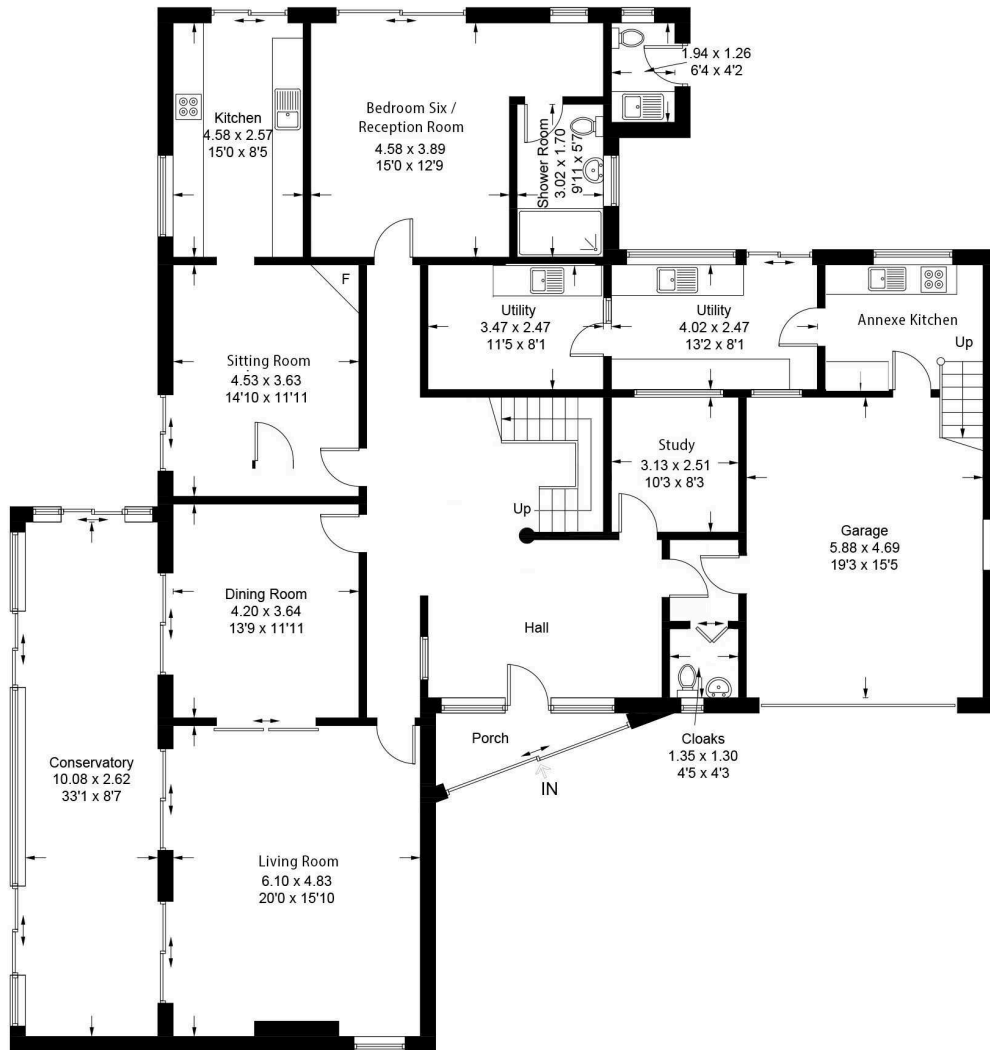
Brookfields, Broadwas, Worcester, WR6 5NE

Approximate Gross Internal Area = 424.1 sq m / 4565 sq ft

External WC = 2.6 sq m / 28 sq ft

Total = 426.7 sq m / 4593 sq ft

(Including Garage)



Ground Floor



First Floor

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | | |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

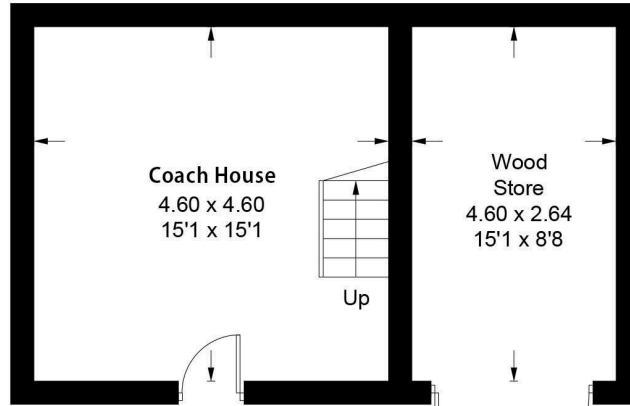
This plan is for guidance only and must not be relied upon as a statement of fact



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.

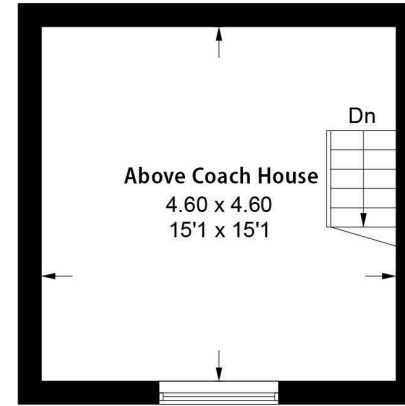
Brookfields - Outbuildings

Approximate Gross Internal Area = 83.9 sq m / 903 sq ft
(Excluding Open Barn)

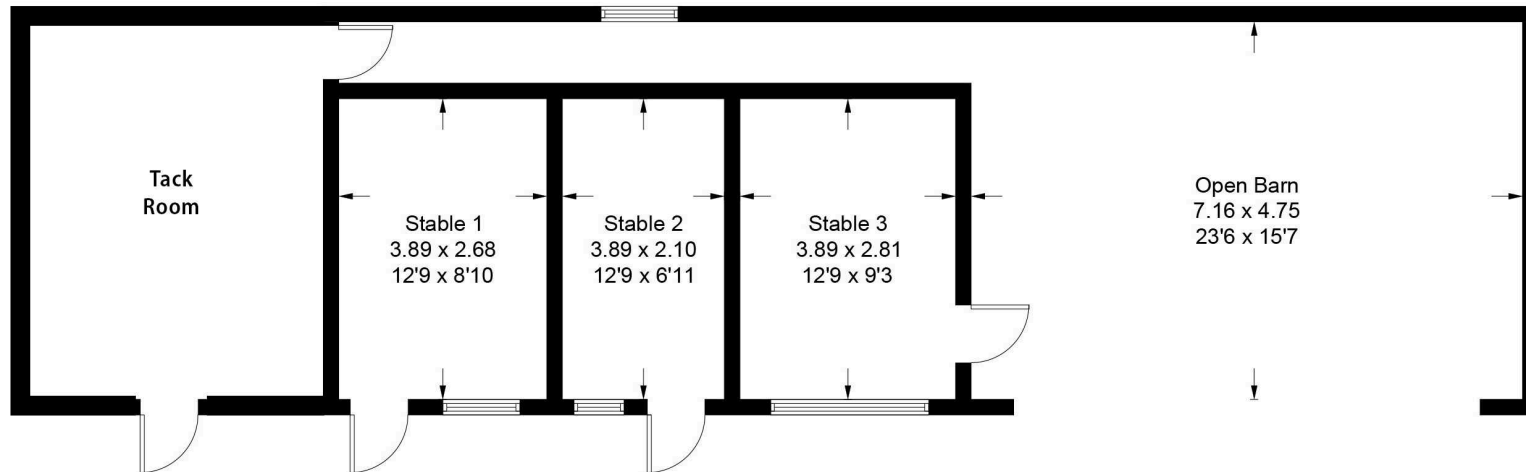


Coach House - Ground Floor

(Not Shown In Actual Location / Orientation)



Coach House - First Floor



(Not Shown In Actual Location / Orientation)

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