



WEST END FARM

Sedgeberrow, Worcestershire



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West End Farm is a wonderfully characterful village home offering exceptional space, flexibility and a real sense of warmth from the moment you step inside the front door.





WELCOME TO WEST END FARM

The main house runs to approximately 3,734 sq ft of accommodation, with a separate annexe and substantial outbuildings bringing the total to around 5,378 sq ft. Set within around 0.85 acres of private gardens, the house combines generous family living, period detail and valuable additional accommodation right in the heart of the pretty Worcestershire village of Sedgeberrow.

The oldest part of the home is believed to date back to the 1600s, with the majority of the house added during the late 19th and early 20th centuries. The result is a home that feels layered and distinctive, with each part contributing something different for modern-day living.

West End Farm has the kind of atmosphere that is difficult to recreate. The current owners describe it as feeling like “a warm hug” as you step inside, and it is easy to see why.

Exposed beams, flagstone floors, Victorian bedroom fireplaces and an impressive inglenook fireplace add depth and character throughout. These original details sit comfortably alongside practical family spaces, creating a house that feels historic without being too formal.

The layout has evolved over time to provide room for everyone, whilst still retaining the cosy corners and intimate spaces that make a house feel like home.

At the heart of this home is the kitchen, the centre of everyday life, fitted with a Rangemaster double oven and gas hob. It is a practical, welcoming space with easy access to the adjoining dining room, creating a natural place for family meals, entertaining and relaxed weekends at home.

The dining room is full of character, with a flagstone floor adding to the farmhouse feel. Its position between the kitchen and principal reception rooms allows the ground floor to flow naturally, whether hosting larger gatherings or enjoying quieter family dinners.

A separate utility room and downstairs cloakroom provide valuable practical space away from the main living spaces.



THE HEART OF THE HOME



LIVING BEAUTIFULLY

The reception rooms are one of West End Farm's greatest strengths.

The generous sitting room is an impressive space, centred around a large inglenook fireplace with an open fire. Its proportions make it ideal for family life and entertaining, with plenty of room for everyone to come together.

The adjoining conservatory extends the living space and creates a lovely connection to the gardens for that indoors meets outdoors vibe. A separate snug provides a more intimate room for quieter evenings, with a wood burner bringing warmth and atmosphere during the colder months.

Together, these spaces offer the flexibility to entertain on a grander scale whilst still providing comfortable, everyday rooms in which to relax.



AND SO TO BED

The bedrooms on the first floor are both generously proportioned and versatile. There are five bedrooms in all arranged across the main house.

The principal bedroom is particularly spacious and benefits from its own bathroom. The remaining bedrooms are well proportioned and offer excellent flexibility for children, guests, as dressing rooms or for working from home.

Several of the bedrooms retain attractive period details, including exposed beams and Victorian fireplaces, continuing the character of the house upstairs. Additional bathrooms are positioned across the floor, making the layout practical for busy family life.



THE ANNEXE

A separate one-bedroom annexe adds another valuable dimension to West End Farm.

Arranged with its own kitchen and dining room, sitting room, bedroom and bathroom, it offers complete independence from the main house. This makes it ideal for relatives, guests, older children or those looking for separate accommodation alongside the main home.

Planning approval was granted in 2025 for this cottage to be used as a short-term let, providing further potential for those looking for an income stream or more flexible use of the space.



SPACE TO WORK FROM HOME

The outbuilding provides an excellent home office above the garage, creating a dedicated workspace away from the main house.

This is particularly useful for anyone working from home, running a business or simply wanting a quiet place for study. A further room alongside the office offers additional flexibility and could be adapted for storage, hobbies or as another work area.

The current owners have converted the space above the garage into an office, adding a practical modern feature to the wider house.





THE GARDENS

The gardens extend to approximately 0.85 acres and create a peaceful, private setting surrounding the house.

Given the village location there is a sense of security and calm to West End Farm, and the gardens remain one of the house's most appealing features. There is space for children to play, for entertaining outdoors, and is ideal for those who love gardening.

With established boundaries and a generous amount of outdoor space, the gardens feel private and settled, providing an ideal backdrop to family life.

Outbuildings and Garaging

West End Farm benefits from a substantial range of outbuildings, including a double garage, three sheds, a greenhouse and a log store.

The garage provides excellent parking and workshop space, whilst the greenhouse and sheds are ideal for keen gardeners or anyone needing useful storage for tools, equipment and outdoor furniture.

Together with the office above, the outbuildings offer impressive flexibility and significantly enhance the way the house can be used.





EVERYDAY PRACTICALITY

Despite its age and character, West End Farm is a practical home.

The main house and annexe both have oil-fired heating, with the main boiler installed in 2020. The house is connected to mains water, electricity and drainage, whilst the broadband is reliable and mobile signal is available both inside and outside.

There is a private driveway and double garage, providing plenty of space for parking. The partially boarded and lit loft within the main house also offers useful additional storage space.



LIFE IN SEDGEBERROW

West End Farm sits within the friendly village of Sedgberrow, with its strong sense of community. The village pub, Shukurs at The Queen's Head is well known as a pub for its excellent Indian menu. Peaceful riverside walks can be accessed via Glebe Meadow, opposite the pub. Evesham, Broadway and the wider Cotswolds are all within easy reach for shopping, dining and everyday amenities.

It is a location that offers the calm and character of village life whilst remaining well connected to the surrounding towns and countryside.



A HOME THAT ADAPTS

West End Farm is a house with the space and flexibility to adapt to many different stages of life.

The generous main house, independent annexe, home office, substantial outbuildings and private gardens create endless possibilities for family living, multi-generational arrangements, working from home or welcoming guests.

Rich in character but practical in its layout, this is a home that feels established, comfortable and ready for its next chapter.





WHERE TO GO WHEN YOU NEED...



Everyday essentials: West End Farm is well placed for day-to-day life, with Evesham nearby for supermarkets (Waitrose, Morrisons, Tesco and M&S), shops (Boots), services and larger amenities. Broadway and the wider North Cotswolds are also easily accessible.



Coffee or brunch: Evesham is close by for everyday coffee, brunch and independent cafés, whilst Broadway offers a more leisurely option for weekend mornings, with its attractive High Street, cafés and independent shops.



Dinner out: For something close to home, the village pub, Shukurs at The Queen's Head is a local favourite within walking distance. Broadway, with the Swan Hotel and the renowned Lygon Arms, is within easy reach for a relaxed evening out.



Fresh air and walks: There are peaceful riverside walks within the village, accessed via Glebe Meadow, the small park opposite the pub. The surrounding countryside also offers plenty of routes for dog walking, running and longer hikes.



Schools: For primary education there is Sedgeberrow CE Primary School, as well as nearby Ashton-under-Hill First School. At secondary level there is Prince Henry's High School in Evesham. In the independent sector there is The Kings School Worcester and RGS Worcester, both easily commutable from Evesham.



There is also a wide choice for schools in Cheltenham at Dean Close, Cheltenham College and Cheltenham Ladies College.



Gym/Fitness/Sport: Evesham Leisure Centre has a gym, swimming pool, exercise classes and racket sports, whilst Beckford Tennis Club caters for both social and competitive players. Those who prefer to be on the water can join Evesham Rowing Club. The surrounding lanes and countryside also make this excellent territory for cycling and running.



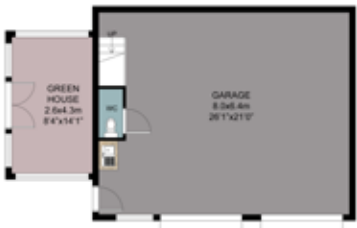
Getting around: West End Farm is well positioned for Evesham, Broadway and the surrounding Cotswolds. The motorway network is accessed via junction 9 of the M5 at Tewkesbury. The nearest railway station is Evesham on the North Cotswolds line for trains to Oxford, Reading, London Paddington southbound and westbound to Worcester and Hereford. Trains to Birmingham and the north, as well as Cheltenham and Bristol southbound, can be boarded at nearby Ashchurch-for-Tewkesbury or from Worcestershire Parkway.

THE FINER DETAILS

- Accommodation:**
Approximately 3,734 sq ft within the main house
- Total floor area:**
Approximately 5,378 sq ft, including the annexe, garage and outbuildings
- Bedrooms:**
Five bedrooms in the main house and one bedroom in the annexe
- Bathrooms:**
Multiple bathrooms within the main house, plus a bathroom in the annexe
- Grounds:**
Approximately 0.85 acres
- Annexe:**
Separate one-bedroom accommodation with kitchen/dining room, sitting room and bathroom
- Planning:**
Approval granted in 2025 for the annexe to be used as a short-term let
- Parking:**
Private driveway and double garage
- Outbuildings:**
Double garage, home office, further room, three sheds, a greenhouse and a log store
- Heating:**
Oil-fired central heating to the main house and annexe
- Services:**
Mains electricity, water and drainage
- Not listed**



Internal Area: 3734 sq.ft / 346.9 sq.m
Outbuildings: 1644 sq.ft / 152.7 sq.m
Total: 5378 sq.ft / 499.6 sq.m



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