



Tudor Cottage

Church Lane | Flyford Flavell | Worcester | Worcestershire | WR7 4BZ

 FINE & COUNTRY

TUDOR COTTAGE

Nestled in the sought-after village of Flyford Flavell, Tudor Cottage is a charming Grade II Listed home that has been sympathetically improved whilst retaining an abundance of original character. Exposed timbers, period features and inviting living spaces combine with modern comforts to create a wonderful family home extending to approximately 2,647 sq ft, including the detached garage. A versatile layout, mature south-facing gardens and a peaceful village setting make this a home that is equally suited to family life as it is those seeking a quintessential countryside lifestyle.



Property Description

The accommodation provides an excellent balance of formal and informal living spaces. A beautifully appointed shaker kitchen opens into a generous dining and family room, complemented by a characterful sitting room and separate study. Five bedrooms are arranged across two distinct areas of the home, offering excellent flexibility for a variety of lifestyles. A detached oak-framed garage, covered carport/log store, two driveways and beautifully maintained gardens complete this outstanding home.

Ground Floor: A welcoming entrance porch opens into the reception hall, where windows frame attractive views across the rear garden whilst a glazed rear door provides direct access outside. Throughout the cottage, exposed beams, original timbers and period architectural details have been carefully preserved, celebrating the home's Grade II Listed heritage.

The well-appointed shaker kitchen is fitted with granite worktops and centred around a generous island and electric AGA. A separate Neff two-burner LPG gas hob and multifunction oven provide additional cooking facilities, whilst integrated Bosch appliances include a dishwasher and 70/30 fridge freezer. A Belfast sink is perfectly positioned beneath the window overlooking the front garden, and limestone flooring flows seamlessly into the dual-aspect dining and family room. Centred around a fireplace with a log-burning stove, this welcoming space is equally suited to everyday family life and entertaining. An attractive oak staircase rises from here to the first floor.

The dual-aspect sitting room is full of character, with exposed timbers, a striking bay window and an impressive inglenook-style fireplace incorporating a log-burning stove, creating a warm and inviting space to relax. A charming study provides the perfect home office, reading room or quiet retreat.

Occupying a separate section of the cottage, a versatile ground-floor bedroom offers excellent flexibility and could equally serve as an additional reception room. Together with the adjoining bathroom and practical utility room, it provides adaptable accommodation to suit a wide range of requirements.









Seller Insight

“ More than simply a beautiful period home, this is a house that has been truly cherished. Drawn to its unique character, rich history and welcoming atmosphere, the current owners were so captivated by the property and its idyllic village setting that they approached the previous owner directly to ask if they would consider selling. Fortunately, the answer was yes, and it has provided the backdrop to many years of treasured family life ever since.

Despite its handsome half-timbered appearance and historic charm, the home is filled with natural light. Every room feels bright, spacious and inviting, creating a wonderful balance between period character and comfortable modern living. At its heart lies the kitchen and adjoining family room, a space the owners have loved most. Overlooking the garden from every angle, it is where everyday life unfolds, from relaxed breakfasts to lively family gatherings, offering an effortless connection between the house and its beautiful surroundings.

Designed for both entertaining and quieter moments, the layout provides generous reception areas for social occasions alongside peaceful spaces to retreat and unwind. Whether hosting intimate dinners, summer barbecues on the terrace or festive Christmas celebrations, the house has comfortably welcomed generations of family and friends. Countless birthdays, work events and special occasions have filled these rooms, reflecting a home that naturally brings people together.

Outside, the garden offers an equally enjoyable setting for entertaining or simply relaxing, complementing the spacious interior with a sense of privacy and tranquility. It is a wonderful extension of the living space throughout the warmer months and provides a picturesque backdrop viewed from within the home all year round.

The lifestyle extends well beyond the property itself. Nestled within a friendly and supportive village community, neighbours genuinely look out for one another, particularly along Church Lane, creating a rare sense of belonging that is increasingly difficult to find. Scenic countryside walks begin from the doorstep, including a favourite route across the fields to The Boot Inn at Bishampton, renowned locally for its excellent food. Everyday conveniences are equally accessible, with Hillers Farm Shop just a short drive away and excellent delivery services ensuring modern practicality is never compromised.

When asked what advice they would offer the next owners, the response is wonderfully simple: “Just love it and look after it.” It is a home that rewards those who embrace it, offering warmth, character and a lifestyle centred around family, friendship and lasting memories.*

* 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 main staircase rises to the first floor, where three charming and generously proportioned bedrooms are served by a shower room. Each enjoys an abundance of character, with exposed timbers, dormer windows and delightful views that reflect the cottage's period origins. A second staircase leads to a further first-floor bedroom featuring an open-plan ensuite with shower, creating a wonderfully private retreat set apart from the main accommodation.









Gardens and Grounds: Outside, Tudor Cottage enjoys beautifully maintained south-facing gardens, creating a wonderfully private and peaceful setting. Mature lawns, established planting and attractive seating areas provide the perfect spaces for relaxing and entertaining, whilst enjoying views across the surrounding Worcestershire countryside. To the front, a charming lawned garden sits between the two separate driveways, enhancing the cottage's attractive approach and kerb appeal. A gated side access provides direct access to the surrounding countryside, making it ideal for dog walking, morning runs or leisurely walks straight from the doorstep. Completing the outside space is a detached oak-framed garage with a covered carport/log store, whilst the two driveways provide generous parking for family and visitors alike.









LOCATION

Flyford Flavell is one of Worcestershire's most desirable villages, offering a thriving community, the highly regarded Flyford Flavell First School, and easy access to an excellent selection of independent and state schools in Worcester, including The King's School, RGS Worcester and King's Hawford, together with nearby schools in Pershore and Stratford-upon-Avon.

The village is home to the renowned Boot Inn and the popular TOAST café, while the acclaimed Ounce restaurant is just a short drive away. Worcester, Pershore and Stratford-upon-Avon are all within easy reach, whilst the M5 motorway provides excellent connectivity to Birmingham, Cheltenham and beyond, offering the perfect balance of peaceful village living and everyday convenience.





Material Information

Tenure: Freehold
 Council Tax Band: G
 Local Authority: Wychavon
 EPC: Rating - Exempt Grade II Listed
 Property Construction: Traditional timber-framed construction with rendered infill panels beneath a tile roof.
 Electricity Supply: Mains
 Water Supply: Mains
 Drainage and Sewerage: Private drainage via a septic tank
 Heating: Oil-fired central heating. Electric AGA. Two Log burning stoves.
 Broadband: FTTC Superfast full fibre broadband connection available - we advise you to check with your provider.
 Mobile Signal/Coverage: 4G/5G mobile signal is available in the area - we advise you to check with your provider.
 Parking: Single garage, carport and driveway parking for 4+ vehicles
 Total Internal Floor Area: 2,412 sq ft

Additional Information: The property is sold over two titles.

Title Information: The property is subject to restrictive covenants contained within a Conveyance dated 15 October 1970 and 29 March 2010, subject to rights reserved benefiting adjoining land, provisions relating to light or air which may affect future alterations or development. Buyers are advised to review the title documents with their conveyancer.

Directions

Postcode: WR7 4BZ
 what3words: ///breeze.wisdom.toasters

Viewing Arrangements

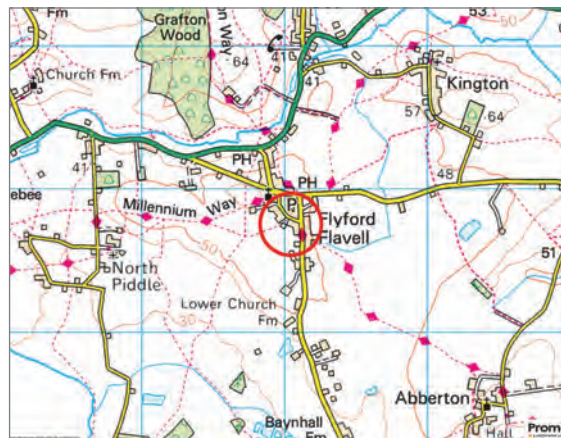
Strictly via the vendors sole agents Fine & Country Droitwich Spa, Worcester and Malvern on +44 (0) 1905 678111.

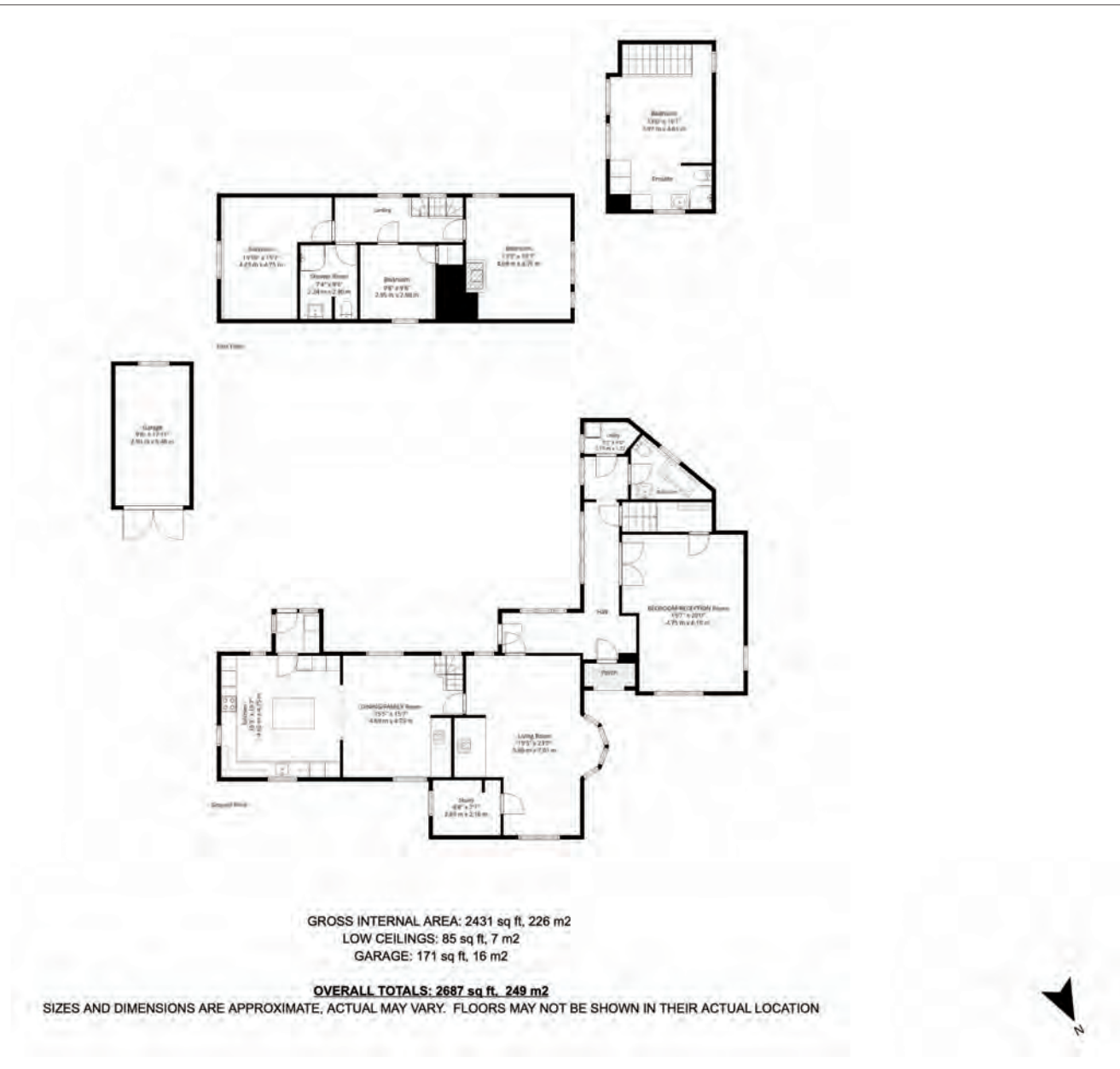
Website

For more information visit: <https://www.fineandcountry.co.uk/droitwich-spa-worcester-and-malvern-estate-agents>

Opening Hours

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





Agents notes: All measurements are approximate 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 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. For a free valuation, contact the numbers listed on the brochure. 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 23.07.2026





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