



MIDSUMMER MEADOW

Appletree Lane, Inkberrow, Worcester, Worcestershire



A CHARMING, SECLUDED LISTED DETACHED COTTAGE

situated in the sought-after village of Inkberrow, with an annexe,
garden, paddock, stables and woodland



Local Authority: Wychavon District Council

Council Tax band: D

Tenure: Freehold



SITUATION

Midsummer Meadow is positioned on the sought-after Appletree Lane, on the edge of the popular village of Inkberrow, Worcestershire. It offers a peaceful rural setting surrounded by open countryside, yet is within walking distance of a range of village amenities including a shop, pubs, school, church and sports clubs. Inkberrow is known for its strong community and active lifestyle, with scenic walking, cycling and riding routes nearby, including a bridleway. Despite its tranquil location, the property is well connected, with easy access to Alcester, Evesham, Worcester and Stratford-upon-Avon for wider amenities and leisure, as well as convenient links to the M5, M40 and regular rail services to Birmingham and London.

There is a wide selection of schools that cater for most requirements, including King's School and RGS in Worcester, Malvern College and Malvern St James, The Croft at Stratford-upon-Avon and Cheltenham Girls and Boys.









THE PROPERTY

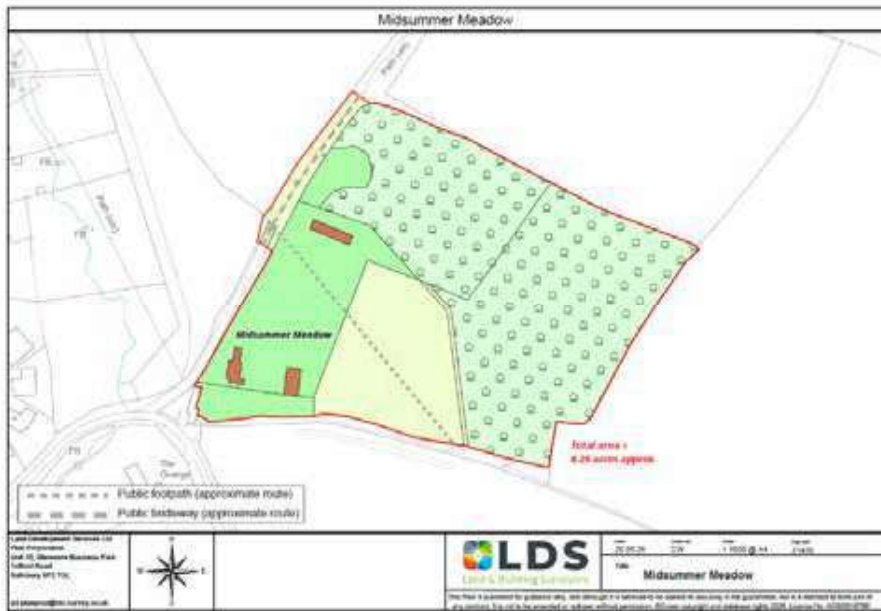
Midsummer Meadow is an enchanting listed timbered and thatched cottage that effortlessly blends period character with lifestyle opportunity. Rich in charm, the property showcases a wealth of original features, including exposed timber beams, flagstone flooring and an impressive inglenook fireplace, all of which create a warm and inviting atmosphere throughout.

The accommodation is well arranged for everyday living, with a selection of comfortable reception rooms and three bedrooms that work harmoniously as they stand. The kitchen, which has been extended in more recent years, forms a practical and sociable heart to the home while offering exciting future possibilities. Subject to the necessary permissions, there is potential to add a second floor above this space, creating further accommodation and enhancing the overall footprint of the property.

On the first floor, the layout currently provides three bedrooms, although buyers may wish to explore the possibility of introducing a cloakroom with a WC and basin on the landing. This would add valuable convenience while still retaining all three bedrooms, addressing what may otherwise be considered a limitation for some purchasers.







Beyond the main house, Midsummer Meadow truly distinguishes itself. The annexe adds highly versatile additional accommodation, ideal for guests, extended family or ancillary use.

OUTSIDE

Approached off a quiet lane, the drive leads past the cottage to a parking area in front of the annexe and garage. In a mature garden setting, with fruit trees and lawns, vegetable garden and greenhouse. The paddocks slope up from the garden. A separate access leads to the stables with a concrete apron and horsebox parking area and to the woodland behind. In the woodland are sites for two glamping pods, (on which the present owner had two mobile pods producing a useful income. These are not included in the sale). The top paddock is currently partly covered in thorn bushes but could easily be cleared to provide additional grazing. A bridlepath adjoins the property for walking and hacking, and a footpath crosses the top of the paddock. The property benefits from an impressive range of stabling, creating a rare and highly adaptable offering.







Set within approximately 6.25 acres, the grounds provide space, privacy and exceptional lifestyle appeal, particularly for those with equestrian interests. Direct access to a nearby bridleway allows riding straight from the property without the need to join public roads, a feature that will appeal strongly to horse owners.

Services

Mains electricity, water and gas are connected to the property. gas central heating with a combi-boiler. Private drainage. Broadband is connected to the property.

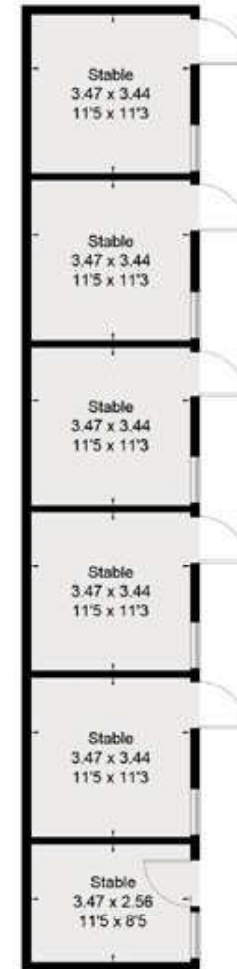
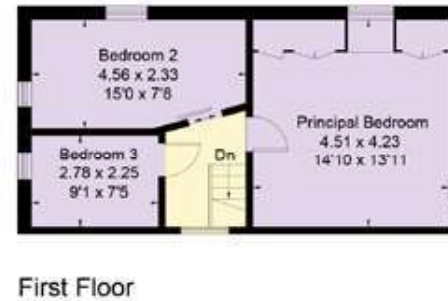
Directions (WR7 4JA)

What3words: ///february.rips.eyepieces





Approximate Floor Area = 128.1 sq m / 1379 sq ft
 Garage = 28.1 sq m / 302 sq ft
 Outbuildings= 109.0 sq m / 1173 sq ft
 Total = 265.2 sq m / 2854 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #108586



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Date: 03 June 2026
Our reference: STR012563452

Midsummer Meadow, Appletree Lane, Inkberrow, Worcester, WR7 4JA

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£825,000**.

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We'd love to help you.

Yours faithfully

A stylized, handwritten signature in black ink that reads "Knight Frank".

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