



BOWLING GREEN HOUSE

Hanley Castle



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Bowling Green House is a wonderfully versatile family home, positioned on the edge of Hanley Castle with open countryside immediately beyond the garden.





WELCOME TO BOWLING GREEN HOUSE

Offering approximately 2,960 sq ft of accommodation, the house has been thoughtfully extended and adapted to create an exceptionally flexible layout. Five bedrooms, generous reception rooms and additional living spaces provide room for family, guests, home working and accessible single-level living, all within one comfortable home.

Built in the early 1970s and owned by the same family for more than four decades, Bowling Green House is a home that has evolved with changing lifestyles.



One of the greatest strengths of Bowling Green House is the flexibility of its accommodation.

Alongside the principal living spaces, the ground floor includes a generous bedroom or living room with its own accessible en suite. Level access and a separate external entrance make this ideal for anyone requiring single-level accommodation, while its connection to the wider house allows it to remain part of everyday family life.

A further two-storey section includes a separate living room on the ground floor and a large bedroom with its own bathroom above. This provides excellent space for relatives, guests, older children or live-in support close at hand.



A HOME DESIGNED TO ADAPT

FIRST IMPRESSIONS

The approach immediately creates a sense of space and privacy.

A generous driveway provides ample parking, while established trees and mature planting soften the exterior and create an attractive arrival. The house sits well within its gardens, with the open land beyond adding to the feeling of peace and seclusion.

Inside, the central hall connects the main living spaces and leads naturally towards the kitchen, reception rooms and first-floor accommodation.





THE HEART OF THE HOME

The breakfast kitchen is a warm and practical room designed for everyday family life.

Fitted with Italian marble worktops, the kitchen features a traditional three-oven AGA with twin hotplates. There is room for informal dining, making it a natural place to cook, gather and start the day.

The adjoining dining room provides a more formal setting for family meals and entertaining, while a large utility room offers further storage, appliance space and direct access to the additional ground floor accommodation.



LIVING BEAUTIFULLY

The principal living room is most impressive, offering plenty of space for family life and entertaining.

A wood-burning stove creates a welcoming focal point, while the connection to the sunroom allows the two spaces to work beautifully

together. Doors and windows draw in natural light and provide a lovely relationship with the rear garden. The separate dining room gives larger gatherings their own setting, while the study offers a quieter place for working from home, reading or managing day-to-day life.



The Sunroom

The sunroom is one of the most peaceful spaces within Bowling Green House.

This is the ideal setting for enjoying a morning coffee while reading the paper and watching the birds in the garden. With views across the mature planting and direct access outside, it is a room that can be enjoyed throughout the seasons.

The connection with the main living room makes it ideal for entertaining, yet it retains its own quiet and relaxed atmosphere.

AND SO TO BED

The first floor offers four bedrooms within the principal part of the house, together with a further bedroom in the extended two-storey section.

The principal bedroom is complemented by an en suite bathroom and walk-in wardrobe. Three further bedrooms are served by a family bathroom, providing flexible space for children, guests or working from home.

The additional bedroom is particularly spacious and has its own bathroom, making it ideal for extended family or visitors who would benefit from a sense of privacy.





ACCESSIBLE GROUND FLOOR LIVING

A generous ground floor bedroom or living room provides valuable single-level accommodation.

Designed to support accessible living, the room has its own en suite wet room and benefits from level access through the rear of the property. It could serve as a bedroom, private sitting room, hobby space or comfortable accommodation for a family member requiring fewer stairs.

Underfloor heating adds further comfort, while its position within the house keeps it closely connected to the main living areas.

Flexible Family Space

The additional two-storey accommodation gives Bowling Green House another layer of flexibility.

The ground floor provides a separate living room, while the first floor offers a large bedroom and bathroom. It could work particularly well for older children, regular guests, extended family or live-in support.

Importantly, it remains connected to the main house rather than operating as a separate annexe, allowing the layout to be used and adapted as one large family home.



THE GARDENS

The gardens extend to approximately 0.29 acres and wrap around the house.

Mature trees, shrubs and established planting create privacy, while the rear garden provides space for outdoor dining, entertaining and quieter moments. The outlook across neighbouring open land gives the garden a lovely open feel.

Outdoor Living

A summerhouse sits within the garden and offers a peaceful place to enjoy the surroundings.

There is also a workshop, providing useful storage or space for hobbies and practical projects. Together, these buildings make the gardens as functional as they are attractive.



EVERYDAY PRACTICALITY

Bowling Green House is heated by two air source heat pumps, which were installed in 2010. The accessible ground floor accommodation also benefits from underfloor heating, while the wood-burning stove provides an additional source of warmth.

The property is connected to mains electricity, water and drainage. Ultrafast broadband is understood to be available.

Life in Hanley Castle

Hanley Castle is a sought-after village surrounded by attractive countryside. There are plenty of footpaths around the village, making it easy to enjoy walks directly from home. The setting feels peaceful and rural, while remaining within easy reach of Upton-upon-Severn,

Malvern and Worcester for shopping, schools and everyday amenities.

A Home for Every Generation

Bowling Green House offers the space and versatility to adapt to many different ways of living.

With five bedrooms, accessible ground floor accommodation, a further private living area, generous reception rooms and mature gardens, it is particularly well suited to larger families and multi-generational households.

Offered with no onward chain, this is a rare opportunity to create the next chapter in a much-loved and exceptionally flexible home.





WHERE TO GO WHEN YOU NEED...



Coffee or brunch

Upton-upon-Severn and Great Malvern are both within easy reach for independent cafés, bakeries and relaxed weekend brunches. Worcester offers a broader choice for coffee, shopping and meeting friends.



Dinner out

Hanley Castle and the surrounding villages offer a good selection of traditional pubs, while Upton-upon-Severn, Malvern and Worcester provide a wider choice of restaurants and more informal dining.



Everyday essentials

Upton-upon-Severn is convenient for day-to-day shopping and local services, while Great Malvern and Worcester provide larger supermarkets, independent shops and a wider range of amenities.



Fresh air and walks

There are plenty of footpaths around Hanley Castle, making it easy to enjoy countryside walks directly from the village. With open fields immediately beyond the garden, Bowling Green House has a wonderfully rural outlook while remaining close to everyday amenities.



Village life

Hanley Castle is a peaceful Worcestershire village with an established and active local community surrounded by the most attractive countryside surroundings.



Getting around

Bowling Green House is well positioned for Upton-upon-Severn, Great Malvern and Worcester. The location combines peaceful village living with practical access to employment, schools, shopping and wider transport connections.

THE FINER DETAILS

Heating:

Air-source heat pumps, underfloor heating within the accessible ground floor accommodation and a wood-burning stove

Services:

Mains electricity, water and drainage

Broadband:

Ultrafast is understood to be available

Local Authority:

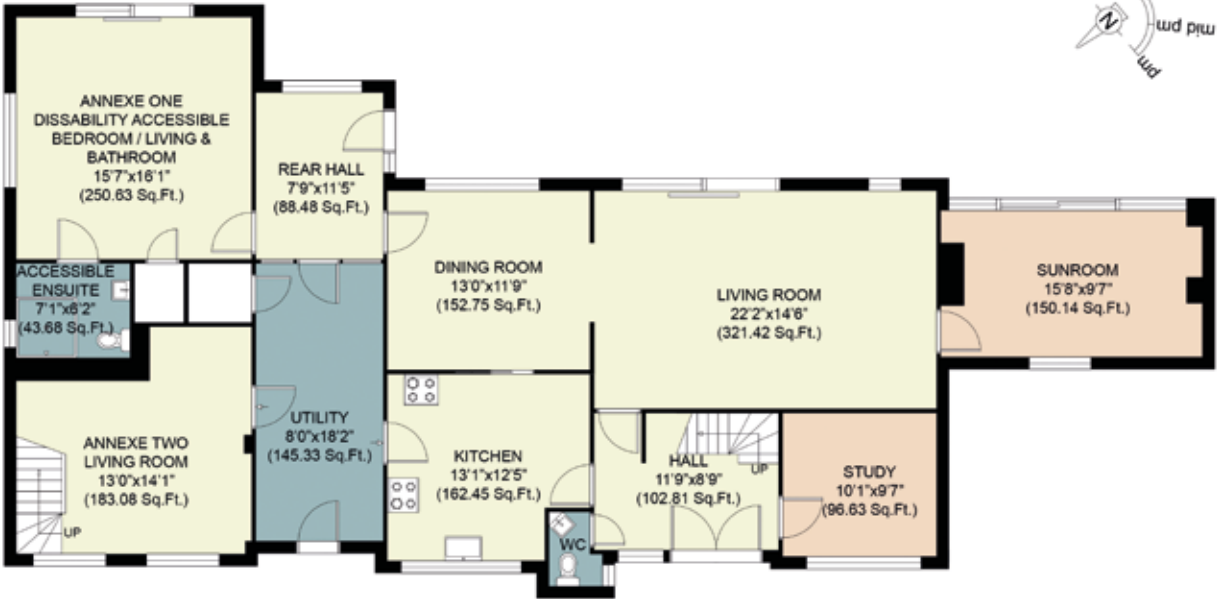
Malvern Hills District Council

Council Tax:

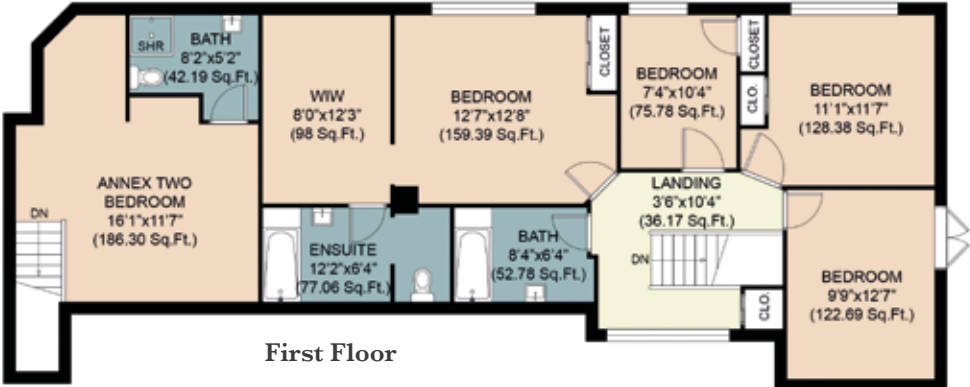
Band F



Total Floor Area Approx: 2,960 sq.ft



Ground Floor



First Floor

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