



Megans Hideaway  
Lincomb | Stourport-on-Severn | Worcestershire | DY13 9RE

# MEGANS HIDEAWAY

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A striking, cedar-cladded, eco-home combining contemporary design with exceptional sustainable features. Megans Hideaway offers four spacious bedrooms, including a superb master suite with dressing room and ensuite, a modern open-plan living area and a stylish kitchen, dining, and seating area, complemented by a separate lounge and study. Energy efficiency is at the forefront, with an air source heat pump, MVHR ventilation system, solar panels, underfloor heating, and a private borehole water supply, all contributing to its impressive EPC rating. Secure, efficient, and beautifully presented, this property not only reflects forward-thinking design but also provides a welcoming family home!







## Accommodation Summary

**Ground Floor:** Megans Hideaway is a newly built and beautifully finished home, thoughtfully created by a respected local developer. This stunning property combines high-quality craftsmanship with contemporary design, offering a warm and inviting atmosphere throughout.

Walking through the glazed front door of Megans Hideaway, you are welcomed into an entrance hallway with beautiful parquet flooring. To the right, double oak doors framed by stylish wood panelling opens into the lounge and to the left is a beautifully decorated downstairs guest cloakroom.

The hallway flows seamlessly into the fabulous open-plan kitchen, living and dining area; the heart of the home. This impressive space features a contemporary media wall, large corner bi-fold doors opening onto the patio, and a sleek kitchen with a central island and breakfast bar. High-quality Neff appliances, including a slide-and-hide oven, make this an ideal space for both everyday living and entertaining.

From the rear hallway a spacious guest suite comes complete with an ensuite shower room. There is also an additional reception room with doors leading to the garden, which can be used as a study or snug. The luxurious principal suite offers a dressing area with elegant tiling, an ensuite bathroom featuring dual sinks, a walk-in shower and freestanding stone bath, and bi-fold doors that open directly onto the garden.









# Seller Insight

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“ I’m proud to introduce you to Megan’s Hideaway, a fully eco-sustainable new build that I’ve personally developed. As a young professional with a passion for design, sustainability, and modern living, I set out to create a home that combines contemporary luxury with environmental consciousness, a place that feels like a peaceful retreat from the world while remaining perfectly connected to it.

*From the very beginning, I envisioned a property that would sit in harmony with its surroundings, somewhere that offered both calm and sophistication. The countryside setting, nestled between Worcester and Stourport, provided the ideal canvas for that vision. Here, I could create a home that celebrates light, space, and nature, while embracing the very best in modern, sustainable living.*

*Inside, my favourite space is undoubtedly the open-plan living area. The fully cantilevered bi-fold doors create a seamless connection between indoors and out, filling the home with natural light and allowing the beauty of the landscape to flow in.*

*Megan’s Hideaway is designed to be both intelligent and efficient. It features a 5.2kW solar system, air source heat pump, zoned underfloor heating throughout, and a mechanical ventilation system that keeps the air fresh and clean. There’s also a private water supply, CCTV, and a modern intruder alarm, ensuring complete peace of mind. Every element of the home has been considered, right down to the materials and finishes, each chosen to support well-being and sustainability.*

*The layout encourages easy, open living while maintaining a sense of privacy. Designed for flexibility, it’s equally suited to quiet moments of relaxation or lively gatherings with family and friends. The open-plan design connects the kitchen, dining, and outdoor spaces seamlessly, creating a natural flow that makes entertaining effortless. Large bi-fold doors open onto the garden, extending the living space into the outdoors, perfect for summer evenings and relaxed barbecues. The addition of an outdoor bar and shower enhances the sense of lifestyle and leisure, making it ideal for entertaining, enjoying nature, or cooling off after a workout or time in the sun.*

*The neighbours here are wonderful, warm, respectful, and community minded. With only one other home within the postcode, there’s a sense of privacy and exclusivity that feels rare, yet the friendly local spirit means you’re never isolated.*

*The location couldn’t be better. RGS and Kings schools are close by, and both Worcester and Stourport are just minutes away. Excellent transport links make commuting or travelling simple, whether for work or leisure.*

*For the future owners, my advice is to embrace the tranquillity this home offers. Enjoy the seamless connection between the indoors and outdoors, make the most of the eco systems that make living here effortless, and let Megan’s Hideaway work its quiet magic - it’s a home that truly enhances your way of living.\**

\*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 first floor is configured of two generous double bedrooms and a shower room, with additional storage space located on the landing.









## Outside

Megans Hideaway is approached through large private electric gates, with a separate pedestrian entrance leading onto a gravel driveway offering ample parking to the front of the property. To the rear, a spacious patio area features elegant ceramic split-face tiles with marble-finish walls and integrated lighting, creating a wonderful setting for outdoor entertaining. A stylish bar pergola sits at the rear of the garden, overlooking two levels of well-maintained lawn. The property also benefits from solar panels.







# LOCATION

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Megans Hideaway is located on a country lane in the small village of Lincomb, nestled between the beautiful village of Ombersley and the bustling town of Stourport-on-Severn.

Ombersley (3.8 miles) is one of the most sought after and charming villages in Worcestershire. The first known reference to the village was the granting of a Charter to Abbot Egwin, later Saint Egwin, of Evesham Abbey in 706 AD. Ombersley has been recently named among the 'most desirable' places to live in in the UK, according to the Telegraph. The village of Ombersley boasts a whole host of amenities including a renowned butchers and deli shop (Checketts), delicatessen, primary school, doctor's surgery, parish church and post office together with many public houses and restaurants.

Stourport-on-Severn (3.3 miles) is a historic Georgian town in Worcestershire, renowned for its distinctive canal basins. The town offers a comprehensive range of local amenities, including supermarkets, a leisure centre, a large riverside park with amusements, as well as a variety of pubs, cafés and restaurants.

More extensive opportunities for shopping, leisure and education can be found in the nearby centres of Worcester, Bromsgrove and Kidderminster. Worcester is 9.8 miles away, Droitwich Spa 7.2 miles and Birmingham 23 miles.

There are direct train lines to London from Worcester and Birmingham. The Worcestershire Parkway railway station is located 15 miles away, which is intended to increase the capacity to London as well as reduced journey times. This will have a significant impact on Worcestershire's accessibility to the capital and other regional centres.

If education is a priority, then Worcestershire is blessed with an enviable mix of schooling at all levels, including a variety of independent establishments, allowing parents to select the right environment for their children's needs. The King's School Worcester and The Royal Grammar School are located in the heart of Worcester city centre.









### Services, Utilities & Property Information

Tenure – Freehold.  
 Council Tax Band – B.  
 Local Authority – Wychavon.  
 EPC – Rating A.  
 Property Construction - Standard (brick and tile).  
 Electricity Supply – Mains.  
 Water Supply – Private borehole.  
 Drainage and Sewerage - Private drainage via a sewerage treatment plant.  
 Heating – Air source heat pump, MVHR ventilation system, solar panels (owned outright) and underfloor heating.  
 Broadband - Full-fibre ultrafast (FTTP) 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 – Large driveway parking.  
 Additional Information – Right of access which is subject to 50% contribution to the maintenance costs. CCTV or similar security system in operation.

### Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Stourbridge and Kidderminster on 01384 958811.

### Website

For more information visit <https://www.fineandcountry.co.uk/stourbridge-and-kidderminster-estate-agents>

### Opening Hours

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

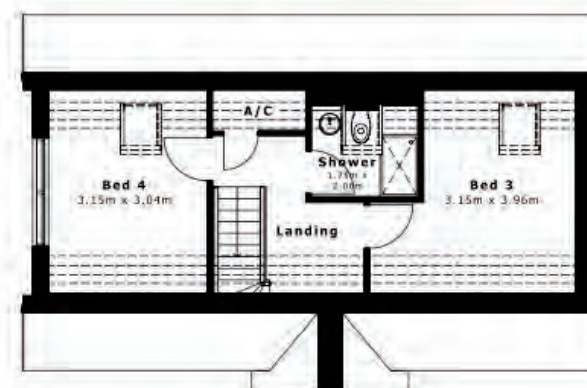




Score	Energy rating	Current	Potential
92+	A	94 A	96 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

**Megans Hideaway, Lincomb Lane - Sales Plan**

Ground Floor: 167m<sup>2</sup> / 1797ft<sup>2</sup>

First Floor: 32m<sup>2</sup> / 344ft<sup>2</sup>

Total Area: 199m<sup>2</sup> / 2141ft<sup>2</sup>

Please note that all measurements and fittings are Approximate and for illustrative purposes only. Do not scale from this drawing.



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents 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 and 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. 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 15.01.2026











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