



Stable Court

The Kedges | Wichenford | Worcester | Worcestershire | WR6 6YE

 FINE & COUNTRY

STABLE COURT

Stable Court is a stunning Grade II Listed barn conversion, with its origins in the 1750s, creating a family home full of charm and character in the exclusive Kedges development on the outskirts of the popular village of Wichenford.

This lovely house also has delightful, professionally landscaped gardens and an adjoining paddock of approximately 2 acres. All the principal reception rooms look out onto the gardens, and the property is surrounded by the peaceful Worcestershire countryside.



Ground Floor

The accommodation includes an entrance hall; large kitchen / breakfast room with an EcoAga and separate Siemens electric hob, oven and microwave; garden room with vaulted ceiling, a Contura wood burning stove and french doors onto the garden; cosy dining room; sitting room, (also with a wood burning stove); snug / bedroom 4 and a small study.

















First Floor

Upstairs there are three double bedrooms all with ensuite bath or shower rooms.







Outside

The property is approached from the B2404 via the Kedges driveway and gravel courtyard having its own private forecourt, double carport and a large, secure store. Vehicular access to the paddock is via the Kedges trackway which is available to all those households with paddocks or orchards to the rear of the development.











LOCATION

The Kedges development (carried out by Weatherark Limited in the early 2000s) lies on the outskirts of Wichenford between the villages of Martley and Lower Broadheath where there are post offices and convenience stores. Wichenford boasts an historic dovecote, a pub (The Masons Arms) and an excellent Thai restaurant (Chim Doo). At Martley, there is the newly launched Crown (superb gastro pub with rooms), a garage and filling station. Stable Court is also within the catchment for the Chantry School at Martley and within easy reach of the independent schools in Worcester and Malvern. Also within easy reach are the high-quality farm shops of Top Barn and Broomfields.





Material Information

Tenure: Freehold
Council Tax Band: F
Local Authority: Malvern Hills
EPC: Exempt - Grade II Listed
Property Construction: Brick and timber (internal beams and exterior cladding) with tiled roofs.
Electricity Supply: Mains
Water Supply: Mains
Drainage and Sewerage: Foul water and sewage to a private treatment plant. Surface water to soakaways/land drains.
Heating and Hot Water: Individually metered LPG supply.
Broadband: FTTC superfast fibre broadband connection available - we advise you to check with your provider.
Mobile Signal/Coverage: 4G mobile signal is available in the area - we advise you to check with your provider.
Parking: Double carport and forecourt parking
Total Internal Floor Area: 2,374 sq ft

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Droitwich Spa, Worcester and Malvern on 01905 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–4.30 pm
Sunday	By appointment only

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Approximate Gross Internal Area = 220.6 sq m / 2374 sq ft

Store = 13.7 sq m / 147 sq ft

Total = 234.3 sq m / 2521 sq ft

(Excluding Void / Garage / Car Port)

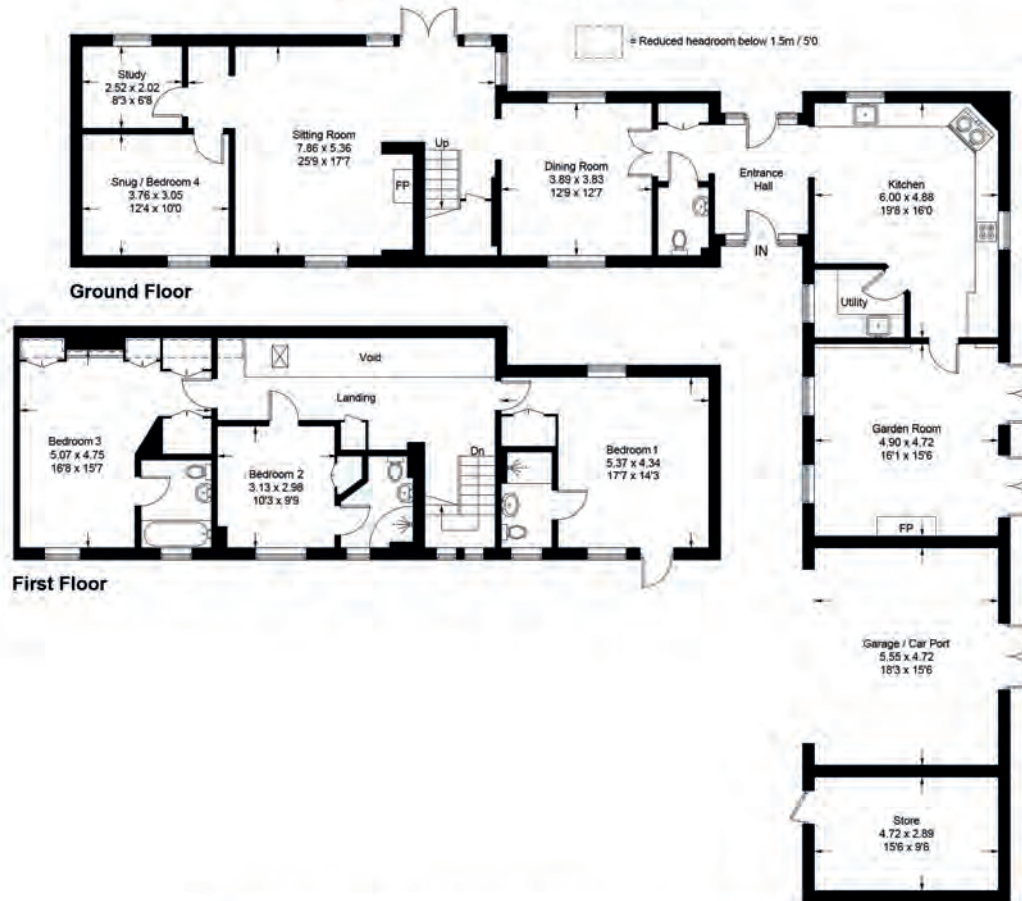


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FINE & COUNTRY

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We value the little things that make a home



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THE FINE & COUNTRY
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