



## Severn Gables

Worcester, WR6 6UG

Andrew Grant

# Severn Gables

Menith Wood, Worcester, WR6 6UG

**5 Bedrooms   3 Bathrooms   3 Reception Rooms**

A bespoke five-bedroom home built in 1976 with flexible living spaces, generous gardens and an integral double garage.

- Bespoke architect designed 1970s home with flexible five-bedroom accommodation three reception rooms and electric underfloor heating to the kitchen and three bathrooms
- Spacious open-plan family reception/dining room with central stove and large sliding doors
- Large terrace, landscaped gardens and a small paddock within a generous plot
- Expansive driveway and integral double garage provide ample parking, complemented by privately owned solar PV panels installed in 2012 with Feed-in Tariff payments available until 2032.
- Peaceful Menith Wood setting with access to village amenities and wider Worcestershire towns

Built for its current owners in the mid-1970s, Severn Gables is a well-designed family home offering over 2500 sq ft of versatile accommodation. The ground floor centres on an open-plan family, dining and reception space with a feature stove and sliding doors to a broad terrace. A separate living room, generous kitchen and integral double garage complete the living space. Five bedrooms occupy the first floor, including two with en suite facilities and a further family bathroom. Outside, the plot extends to approximately 0.4 acres, including lawns, terraces, parking and a small paddock.

**2554 sq ft (237.3 sq m)**





## The kitchen

Serving as the hub of daily living, the kitchen offers generous space for meal preparation and casual dining, enhanced by electric underfloor heating. Aluminium-framed windows face the front of the home, and a door links conveniently to the hall and the integral garage. Its practical layout provides easy flow to the adjacent reception rooms and to the outside, making everyday routines effortless.



## The dining room

Ideal for family gatherings and formal meals, the dining room forms part of the large reception space. A central stove within the adjoining family area creates a natural focal point, and sliding doors open directly onto the terrace for entertaining indoors and out.



## The family room

Designed for relaxing and informal living, the family room sits beside the dining area within the open-plan reception. A wood-burning stove provides warmth and character, while wide windows and sliding doors connect to the terrace. From here, steps lead up to the garden, and an open layout encourages interaction between family and guests.

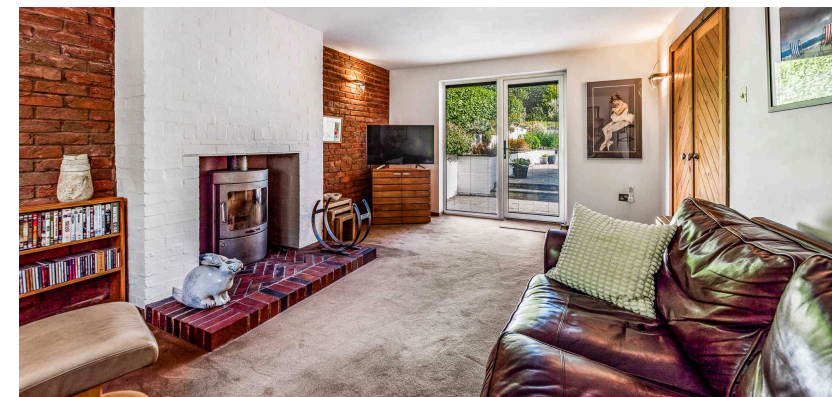






## The living room

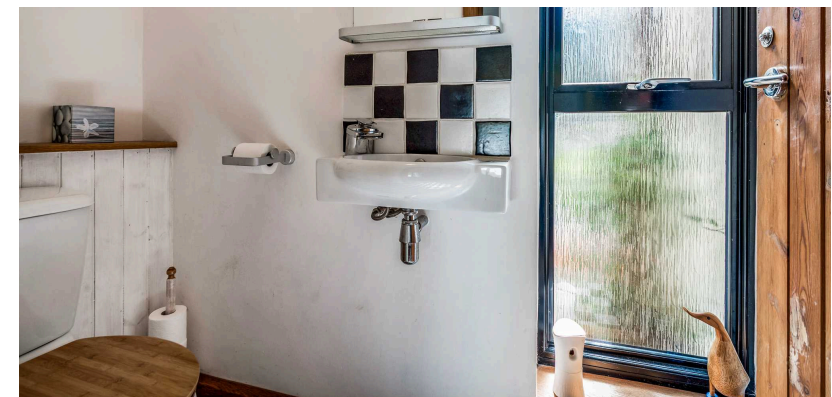
The living room offers a quieter space for entertaining or unwinding around a cosy wood burner on a brick hearth. A glazed door opens to the outside and provide a leafy outlook, and an internal doorway links back to the hall. This separate reception room complements the open-plan family space, offering a choice of settings for everyday life.





## The hall and cloakroom

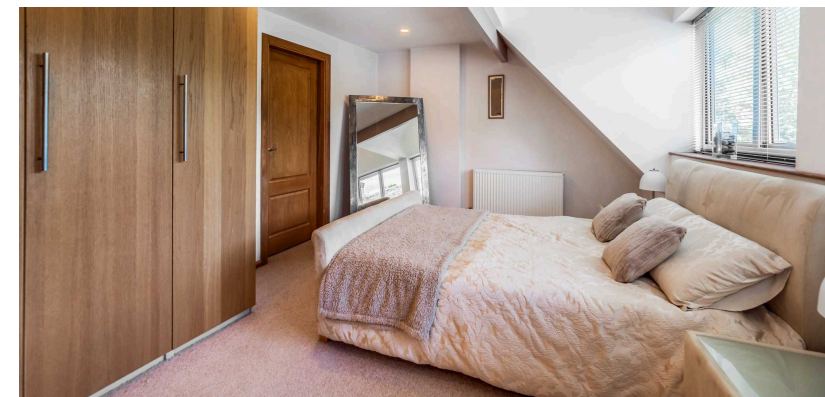
Acting as the spine of the ground floor, the hall connects all principal rooms and the staircase. It includes a useful cloakroom with WC and basin for guests and the staircase rises to the first-floor landing, keeping circulation smooth throughout the home.





## The primary bedroom

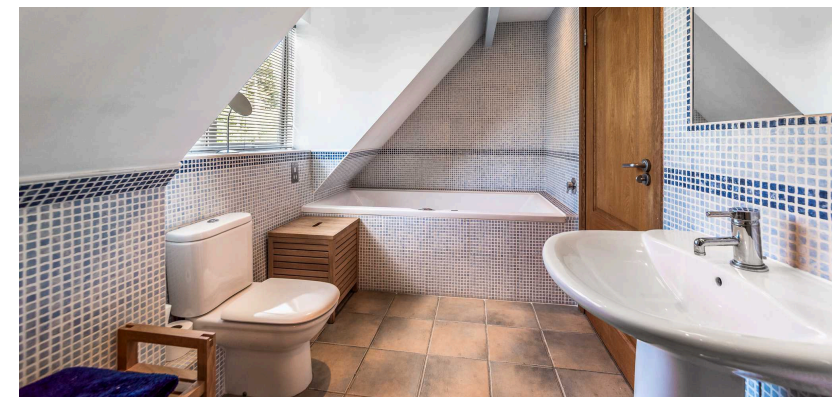
The primary bedroom provides a private retreat on the first floor. Dual windows and a Velux window within the sloping roofline invite views across the surrounding countryside, while a range of built in wardrobes offers practical storage. A doorway leads directly to the en suite, and the generous proportions provide ample space for bedroom furniture and everyday comfort.





## The primary en suite

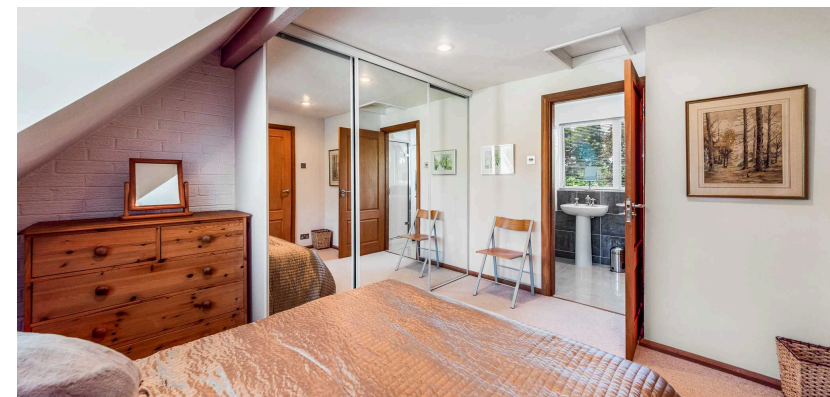
Serving the principal bedroom, the primary en suite is fitted with a shower, separate bath, wash basin and WC, creating a practical private bathroom. Electric underfloor heating provides additional comfort, while an external window offers natural ventilation and a heated towel rail completes the suite.





## The second bedroom

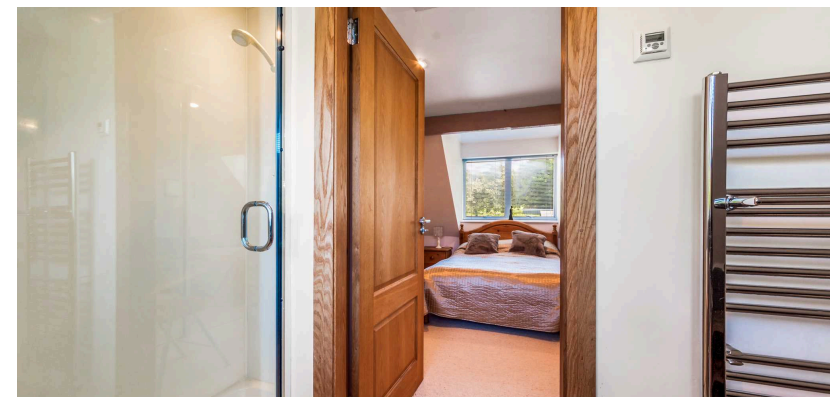
The second bedroom provides comfortable accommodation for family members or guests. A dormer window set into the roof offers character and a pleasant outlook, while built in storage provides practical everyday organisation. A doorway connects directly to the en suite shower room, and the room's proportions comfortably accommodate a double bed, making it a versatile addition to the home.





## The second en suite

The en suite serving the second bedroom is fitted with a shower, wash basin and WC, creating a practical private washroom. An external window provides natural ventilation and is completed by underfloor heating and a heated towel rail.





## The third bedroom

With its distinctive dormer window and sloping ceilings, the third bedroom has real character. Built-in wardrobes line one wall, providing ample storage, and recessed spotlights are set into the ceiling. The dormer window frames views of the front, and the room's generous floor area accommodates a double bed comfortably.



## The fourth bedroom

The fourth bedroom features a dormer window and a built in wardrobe, providing character and practical storage. Its layout accommodates a double bed and the room offers easy access to the landing and family bathroom, making it suitable for guests or older children.



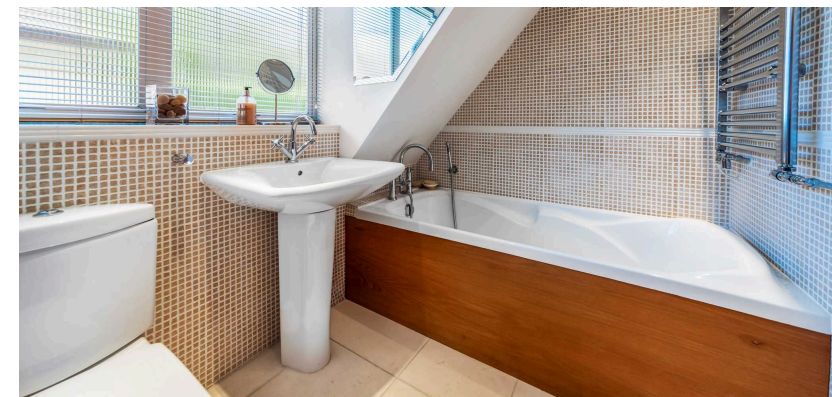
## The fifth bedroom

Currently used as a study, this compact space would also suit as a single bedroom or nursery. A window in the gable wall provides natural light, and its position close to the bathroom makes it convenient for family living. The room's versatility adds to the home's overall flexibility.



## The bathroom

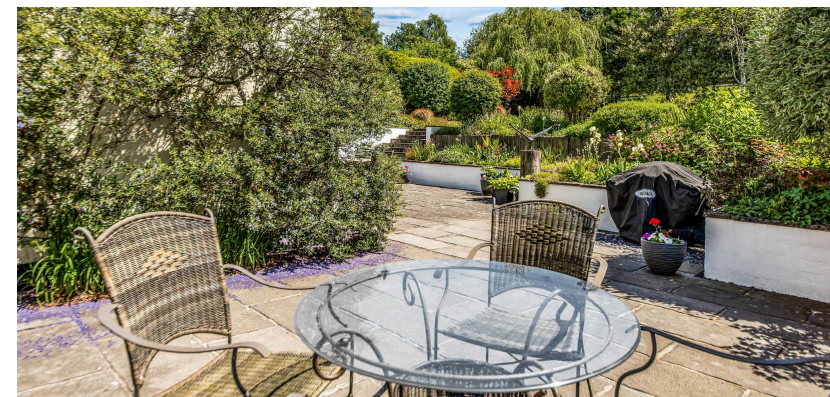
Serving three of the bedrooms, the family bathroom is located off the first floor landing. It is fitted with a bath with adjacent heated towel rail, separate electric shower, wash basin and WC, while electric underfloor heating provides additional comfort. An external window provides natural ventilation.





## The terrace

Spanning the rear of the home, the terrace is a large paved area perfect for outdoor dining. Sliding doors from the open-plan reception create a strong connection, and steps lead up to the lawned garden and paddock beyond. Its generous proportions make it ideal for entertaining in the warmer months.





## The garden

Beyond the terrace lies an extensive garden comprising lawns, mature planting and a triangular paddock. The total plot extends to roughly 0.4 acres and offers plenty of space for play, gardening or keeping animals. Defined boundaries provide a sense of privacy without feeling enclosed.





## The driveway and parking

Approached via a generous driveway, the property offers ample parking for several vehicles. The drive leads to an integral double garage, providing additional storage. Together these facilities make arriving and departing straightforward for household members and visitors alike.



## Location

Severn Gables is situated in Menith Wood, a small rural community within north-west Worcestershire. The area is surrounded by rolling countryside, offering opportunities for walking, cycling and equestrian pursuits. Local amenities can be found in the neighbouring villages and towns, including primary schools, shops and pubs, while the historic city of Worcester and the town of Kidderminster provide a wider selection of services. Road links connect to the A456, ensuring convenient access for commuting, and there are rail services from Worcester and Kidderminster to Birmingham and London. This setting combines peaceful rural living with accessibility.

## Services

The property benefits from mains water, electricity and oil-fired central heating with a hot-water system boiler, supplemented by an immersion tank dedicated to the principal en suite, a separate hot-water tank serving the family bathroom, and an Ariston heater unit for the kitchen tap. The property also benefits from privately owned solar PV panels installed in 2012, with Feed-in Tariff payments available until 2032.

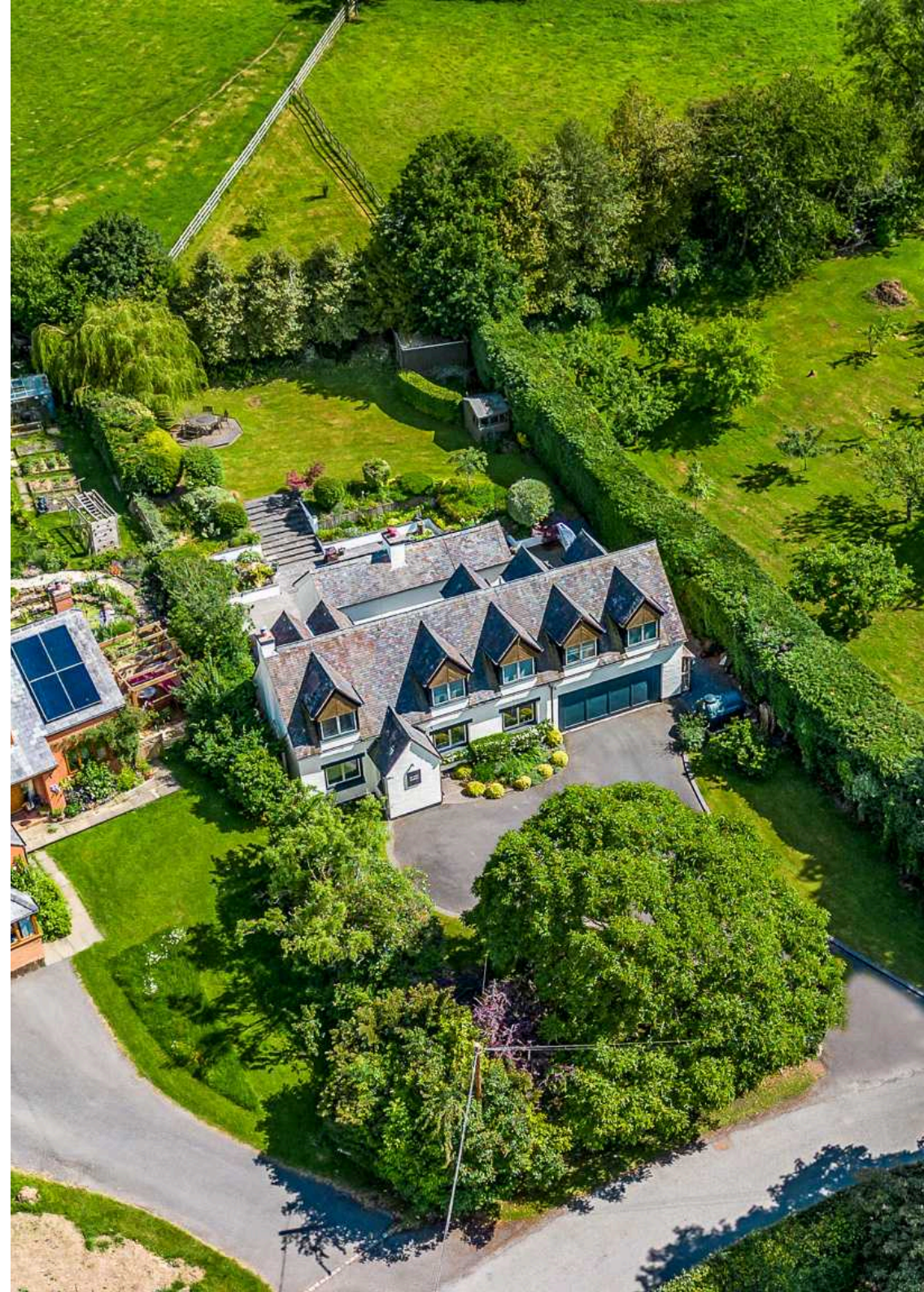
**Broadband Speed:** Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 220 Mbps (source: Ofcom checker).

**Mobile Coverage:** Likely available from EE, O2, Three and Vodafone. (source: Ofcom checker).

**Flood Risk (Long-term forecast):** According to the Environment Agency's long-term flood risk data, the property is currently at a low risk of surface water flooding, rising to medium risk between 2040 and 2060. The risk for river flooding is very low.

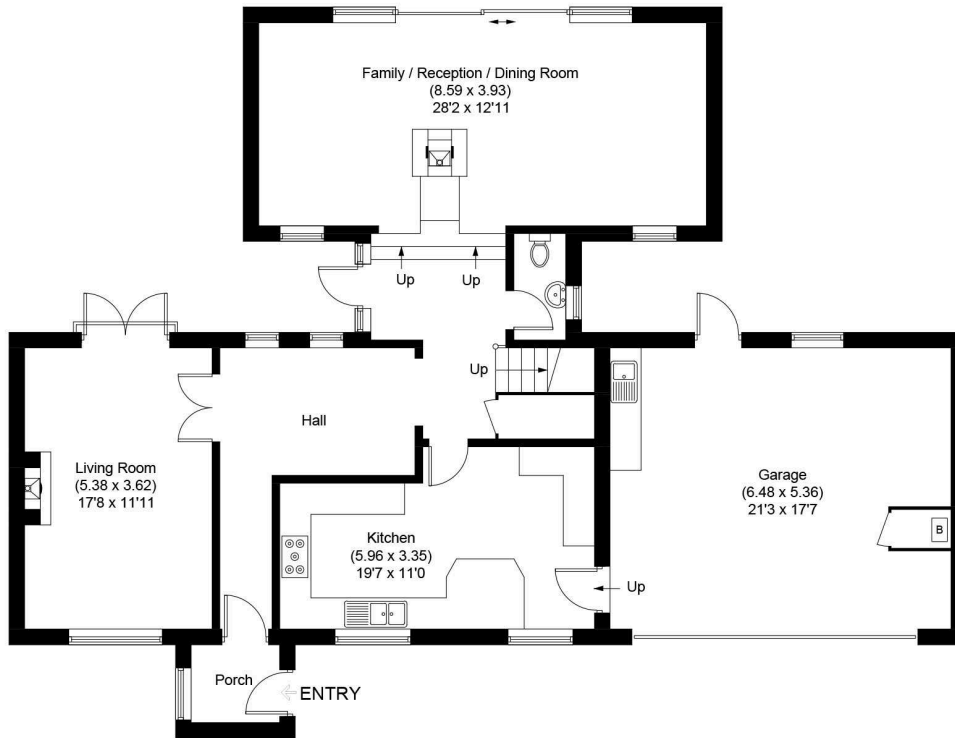
## Council Tax

The Council Tax for this property is Band G.

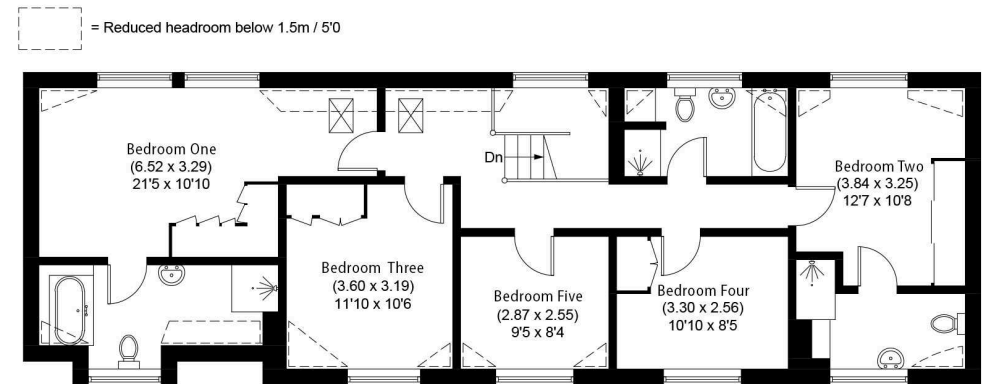


# Severn Gables, Menith Wood

Approximate Gross Internal Area  
Ground Floor = 142.7 sq m / 1536 sq ft  
(Including Garage)  
First Floor = 94.6 sq m / 1018 sq ft  
Total = 237.3 sq m / 2554 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



Andrew Grant

T. 01905 734734

E. [hello@andrewgrant.com](mailto:hello@andrewgrant.com)

[andrewgrant.com](http://andrewgrant.com)