



4 Ashpool

Whitbourne, WR6 5SD

Andrew Grant

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4 Bedrooms 2 Bathrooms 2 Reception Rooms

Refurbished village home with open-plan living, glorious gardens and sweeping countryside views towards protected farmland.

- Superbly presented four-bedroom home offering versatile family accommodation
- Sociable kitchen with dining and snug areas plus a separate living room
- Landscaped garden with patios, colourful borders and uninterrupted rural outlook
- Generous tarmac driveway and double garage with electric door
- Peaceful village location with good amenities and easy access to nearby towns

4 Ashpool is a thoughtfully refurbished family home arranged over two floors. The ground floor centres around a light open-plan kitchen, dining and snug space that opens on to the garden, complemented by a separate living room and welcoming hall with cloakroom. Four bedrooms, including a main suite with shower room, sit upstairs alongside a stylish family bathroom and useful extra shower room. Outside, landscaped gardens back on to open farmland while a large driveway and double garage provide ample parking.

1782 sq ft (165.5 sq m)





The kitchen

The kitchen forms the heart of the home, combining cooking, dining and family spaces in one generous open-plan room. A central island provides a natural gathering point and hosts practical storage while an Aga-style range cooker sits beneath a chimney extractor. Multiple sliding doors open on to the terrace and gardens, with further doors to the hall and living room ensuring easy circulation through the ground floor.



The dining area

Set within the open-plan layout, the dining area offers a dedicated space for entertaining and family meals. It sits beside wide sliding doors that lead directly to the rear terrace, creating a seamless connection to the garden. The area flows into the kitchen and snug, making it ideal for both everyday dining and larger gatherings.



The snug

A cosy snug adjoins the dining space and enjoys a clear view over the garden. A contemporary wood-burning stove forms a striking focal point for the room and promises warmth during cooler months. Double doors link the snug to the separate living room, while sliding doors open on to the terrace for effortless indoor-outdoor living.





The living room

The living room provides a calm and private reception room away from the main open-plan area. A broad picture window frames views over the front garden and cul-de-sac, and glazed double doors connect back to the snug for flexible use. This well-proportioned room offers space for relaxed evenings or more formal entertaining.





The hallway and cloakroom

A welcoming entrance hall sets the tone for the home and leads to the principal ground-floor rooms. A timber staircase rises to the first floor and off the hall, a cloakroom provides a WC and pedestal wash basin for guests and family convenience.





The primary bedroom

The primary bedroom is a generous double room with a large front-facing window. Discreet built-in storage maximises floor space and helps to maintain a calm atmosphere. A door leads through to the en suite shower room.





The primary en suite

Serving the main bedroom, the en suite features a fully tiled shower enclosure with clear glass screen, a vanity unit with integrated basin and storage, and a WC. A frosted window brings in natural light whilst maintaining privacy.



The second bedroom

Currently arranged as a study and sitting room, the second bedroom is a spacious and adaptable double room. A deep built-in cupboard provides useful storage, along with another built-in cupboard on the adjacent wall. A large window overlooks the front of the house and allows plenty of light, making this an excellent guest room or home office.





The third bedroom

The third bedroom is another comfortable double bedroom enjoying views over the rear garden and farmland beyond. Built-in storage is neatly concealed behind draped curtains, and the simple layout offers ample space for a bed and additional furnishings.





The fourth bedroom

Offering flexibility for a range of needs, the fourth bedroom is ideal as a guest room, nursery or home office. A wide window frames attractive views across the surrounding countryside, creating an inspiring setting for work or hobbies. Its practical proportions allow the room to adapt easily as family requirements change.



The family bathroom

The family bathroom is finished in neutral tiling and offers both a bathtub and a separate corner shower enclosure. A vanity unit with basin provides storage for toiletries, and a close-coupled WC completes the suite. A large window looks out across the adjoining fields and fills the room with daylight.





The garden

Immediately behind the house, a stone terrace and seating areas are ideal for outdoor dining and relaxation. Sliding doors from the kitchen, dining and snug areas open directly on to this space, creating a natural extension of the living accommodation. The terrace is bordered by vibrant flowerbeds, specimen shrubs and climbing plants trained against the brick walls.





Beyond the terrace, meandering gravel paths lead through richly planted borders to private seating nooks overlooking farmland owned by Sir Harrington. Colourful perennials, fruit trees and ornamental grasses provide year-round interest, while a low fence marks the boundary without interrupting the sweeping rural outlook. The beautifully landscaped garden offers a tranquil sanctuary with no neighbouring development anticipated.



Location

Whitbourne is a sought-after village surrounded by the rolling countryside of the Herefordshire and Worcestershire border. The village enjoys a strong sense of community with a church, hall and local shop, while nearby Bromyard and Worcester offer a wider range of shopping, schooling and leisure facilities. The area is known for beautiful walks, riding and cycling along rural lanes, and road links via the A44 and M5 make commuting to Worcester, Malvern or Hereford straightforward. Residents enjoy peace and tranquillity without isolation.

Services

The property benefits from mains water, electricity and drainage. There is also oil-fired central heating.

Broadband Speed: Ultrafast broadband available. Download speeds up to 1000 Mbps and upload speeds up to 1000 Mbps (source: Ofcom checker).

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

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

Council Tax

The Council Tax for this property is Band F



Ashpool

Approximate Gross Internal Area

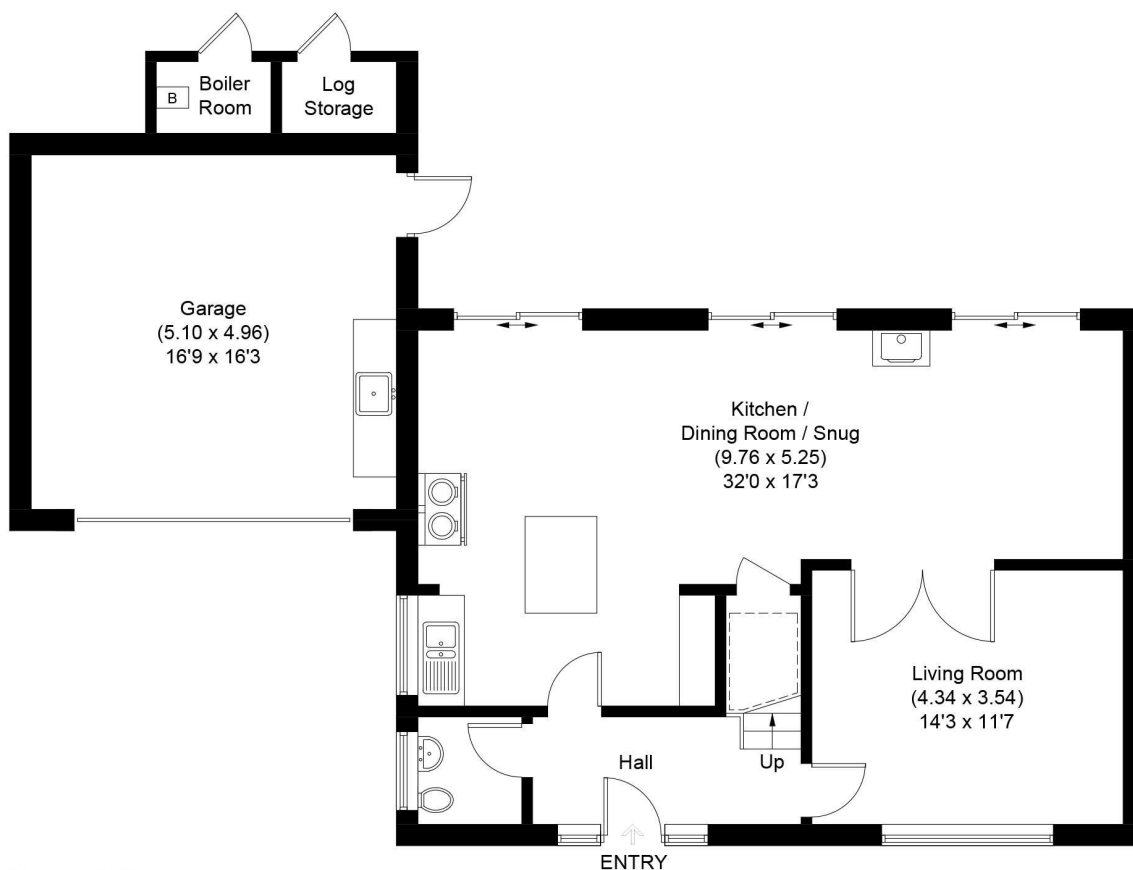
Ground Floor = 68.9 sq m / 742 sq ft

First Floor = 68.0 sq m / 732 sq ft

Garage / Outbuildings = 28.6 sq m / 308 sq ft

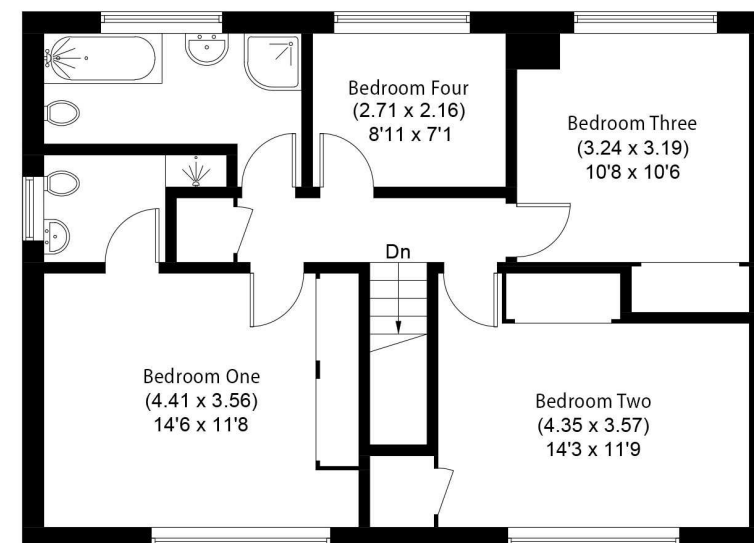
Total = 165.5 sq m / 1782 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor

 = Reduced headroom below 1.5m / 5'0



First Floor

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



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