

RECTORY FARMHOUSE

Church Lane, Tibberton, Droitwich, Worcestershire



A WONDERFUL GRADE II LISTED TIMBERED FAMILY HOUSE

With six bedrooms, high ceilings and rooms with lots of natural light, fine gardens, paddock and tennis court standing in about 4.8 acres with fine views



Local Authority: Wychavon District Council

Council Tax band: G

Tenure: Freehold





SITUATION

Rectory Farmhouse enjoys an idyllic setting on the edge of the sought-after village of Tibberton, combining rural tranquillity with excellent connectivity. The village offers a primary school, two pubs, village hall, historic church and picturesque canal-side walks. Ideally placed just 3 miles from Junction 6 of the M5, the property provides easy access to Birmingham, Worcester, Cheltenham and Bristol. Droitwich Spa (4 miles), Worcester (5 miles) and Bromsgrove (11 miles) offer extensive shopping, leisure and rail services, while Worcester Parkway provides direct links to Birmingham and London Paddington. The Malvern Hills and Cotswolds are within easy reach, offering outstanding countryside, walking and leisure opportunities. A range of highly regarded state and independent schools, including King's Worcester, RGS Worcester and Bromsgrove School, are also nearby.









THE PROPERTY

Rectory Farmhouse is a stunning blend of Elizabethan craftsmanship and contemporary living. Rich in character, the home features beautiful black-and-white timber framing, exposed beams, oak panelling, original doors and magnificent inglenook fireplaces. Elegant reception rooms provide exceptional spaces for entertaining, while the bespoke breakfast kitchen, complete with granite worktops, central island and French doors to the terrace, forms the heart of the home.

Lovingly enhanced by the current owners, the property seamlessly combines historic charm with modern comfort, creating a home of remarkable warmth, style and practicality.

The upper floors offer exceptionally versatile accommodation, accessed via two staircases. The principal staircase leads to an impressive master suite with dressing area and ensuite shower room, alongside a further double bedroom with dressing room, a family bathroom and a separate study. A secondary spiral staircase provides access to a charming guest suite with dressing room and private ensuite WC.

The second floor features three further double bedrooms, all with ensuite facilities, including one with a mezzanine level ideal as additional living, study or bedroom space. Most bathrooms benefit from underfloor heating, creating a comfortable and luxurious finish throughout.









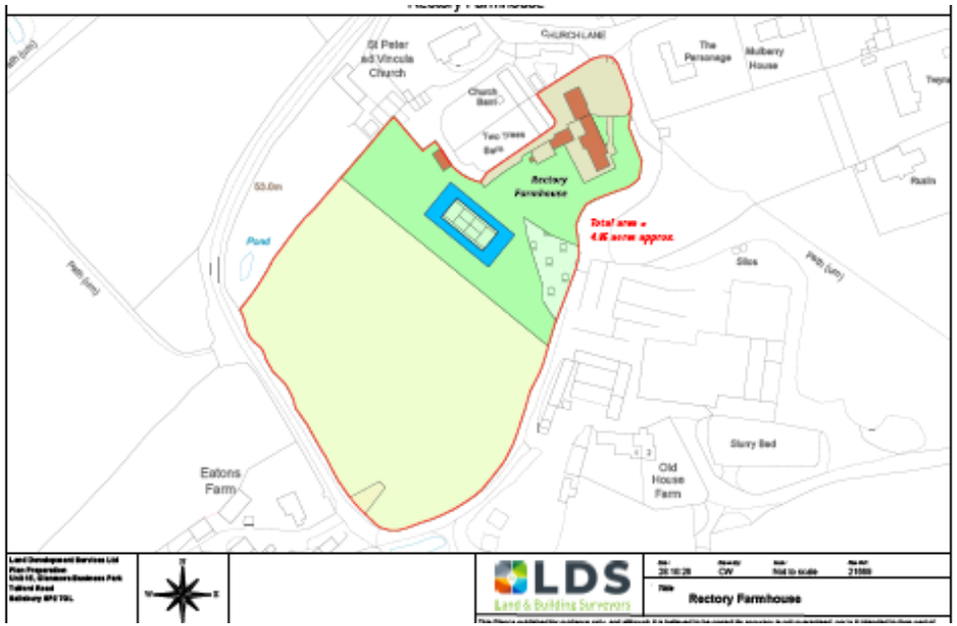
GARDEN AND GROUNDS

Rectory Farmhouse is accessed via electronic wrought iron gates and a sweeping driveway with ample parking, turning space, and access to a double garage and utility courtyard. A range of outbuildings includes a games room, gym, and cart shed with potential for conversion, subject to planning.

Set within approximately 4.8 acres, the south-west facing grounds feature beautifully landscaped gardens, expansive lawns, a paved terrace with stunning countryside views, a sunken barbecue area, and an Italian-inspired piazza for outdoor entertaining.

The property also benefits from a mature orchard, full-size tennis court, and fenced paddock with separate access, ideal for equestrian or smallholding use. Enjoying far-reaching Malvern Hills views, Rectory Farmhouse offers exceptional privacy and a quintessential country lifestyle.







Services

Mains electricity and water. Private drainage. Oil-fired central heating. Full fibre broadband. Electric car charger

Directions

Postcode: WR9 7NW
what 3 words: ///wolves.tapers.interval





APPROXIMATE GROSS INTERNAL FLOOR AREA:
House: 451.5 sq m (4,860 sq ft)
Outbuildings: 76.1 sq m (820 sq ft)
Total: 527.6 sq m (5,679 sq ft)
inc. restricted head height

Rectory Farmhouse
Tibberton

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.



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Date: 17 November 2026
Our reference: WRA012618440

Rectory Farmhouse, Church Lane, Tibberton, Droitwich, WR9 7NW

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,798,000.

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