



Badgers Mead

Kempsey, WR5 3QB

Andrew Grant

Badgers Mead

Green Street, Kempsey, WR5 3QB

3 Bedrooms 1 Bathroom 3 Reception Rooms 4 Acres

A privately positioned three-bedroom home with approximately four acres of gardens, paddocks and stables, enjoying breathtaking views which include the Malvern Hills and Worcester Cathedral.

- Detached family home with three reception rooms offering excellent potential to modernise.
- Character features including herringbone parquet flooring and original fireplaces.
- Approximately four acres of gardens with patio, lawns, greenhouse and orchards, together with front and rear paddocks.
- Sweeping driveway with ample parking and numerous outbuildings.
- Peaceful setting on the edge of Kempsey, enjoying views of the Malvern Hills and Worcester Cathedral, with excellent village amenities nearby.

Badgers Mead offers spacious and well-balanced accommodation, featuring a practical kitchen that connects to the conservatory, utility area and cloakroom. Completing the ground-floor accommodation is a triple aspect living room and a dining room with far-reaching views. Upstairs there are three bedrooms and a family bathroom, with the added benefit of a partially boarded loft, accessed via a drop-down wooden ladder from the landing. Outside, the grounds create an exceptional lifestyle setting. Mature gardens flow into an orchard and paddocks, with another orchard set within the front paddock. An attached single garage incorporates a useful utility area, while a detached double garage with electricity and detached stables complete the property. The property combines a peaceful rural setting with convenient access to Worcester and the surrounding countryside.

1458 sq ft (135.5 sq m)





The living room

As the principal reception area, the living room provides a welcoming space for family life and entertaining. A herringbone parquet floor and an attractive fireplace with tiled surround create a focal point, while triple aspect windows and sliding doors connect seamlessly to the rear terrace and gardens. A glazed door links back to the hallway for an easy flow between rooms.







The dining room

Ideal for formal meals or everyday dining, this reception room is located at the front of the home with a broad picture window framing far-reaching countryside views. A tiled fireplace and parquet flooring lend character, and a glazed door leads to the hallway.





The kitchen

Serving the heart of the home, the galley kitchen offers a range of cabinets and work surfaces with a sink positioned beneath a wide window overlooking the garden. A useful larder cupboard provides additional storage. Doors connect to the conservatory and the hallway, allowing the kitchen to function as a practical hub within the home.





The conservatory and cloakroom

This versatile conservatory is currently used as a study and informal sitting area. Timber-clad walls and ceiling give it a warm feel, while full-height windows overlook the gardens. A sliding door and adjacent patio door open onto the patio, encouraging indoor-outdoor living. An adjoining cloakroom with WC enhances its practicality. The conservatory also provides internal access to the attached single garage, which incorporates a useful utility area.





The landing

The first-floor landing provides access to all three bedrooms and the family bathroom. A loft hatch with a drop-down wooden ladder leads to a partially boarded loft with lighting, offering useful additional storage. A window fills the space with natural light while enjoying views across the surrounding countryside.



The primary bedroom

The principal bedroom enjoys a peaceful first-floor position with dual-aspect windows capturing views across the gardens and surrounding countryside. There is generous space for a double bed and free-standing furniture, and useful cupboards are set into an alcove.





The second bedroom

The second bedroom is a comfortable double room featuring two windows overlooking the grounds and fields beyond. A built-in cupboard provides storage and the neutral décor enhances the feeling of space.





The third bedroom

This bedroom enjoys a dual-aspect outlook with windows to the side and rear, making it ideal for a child's room, dressing room or home office.





The bathroom

Serving all three bedrooms, the family bathroom contains a panelled bath with shower over, a pedestal wash basin and a low-flush WC. A window provides ventilation and there is tiling around the bath and basin.

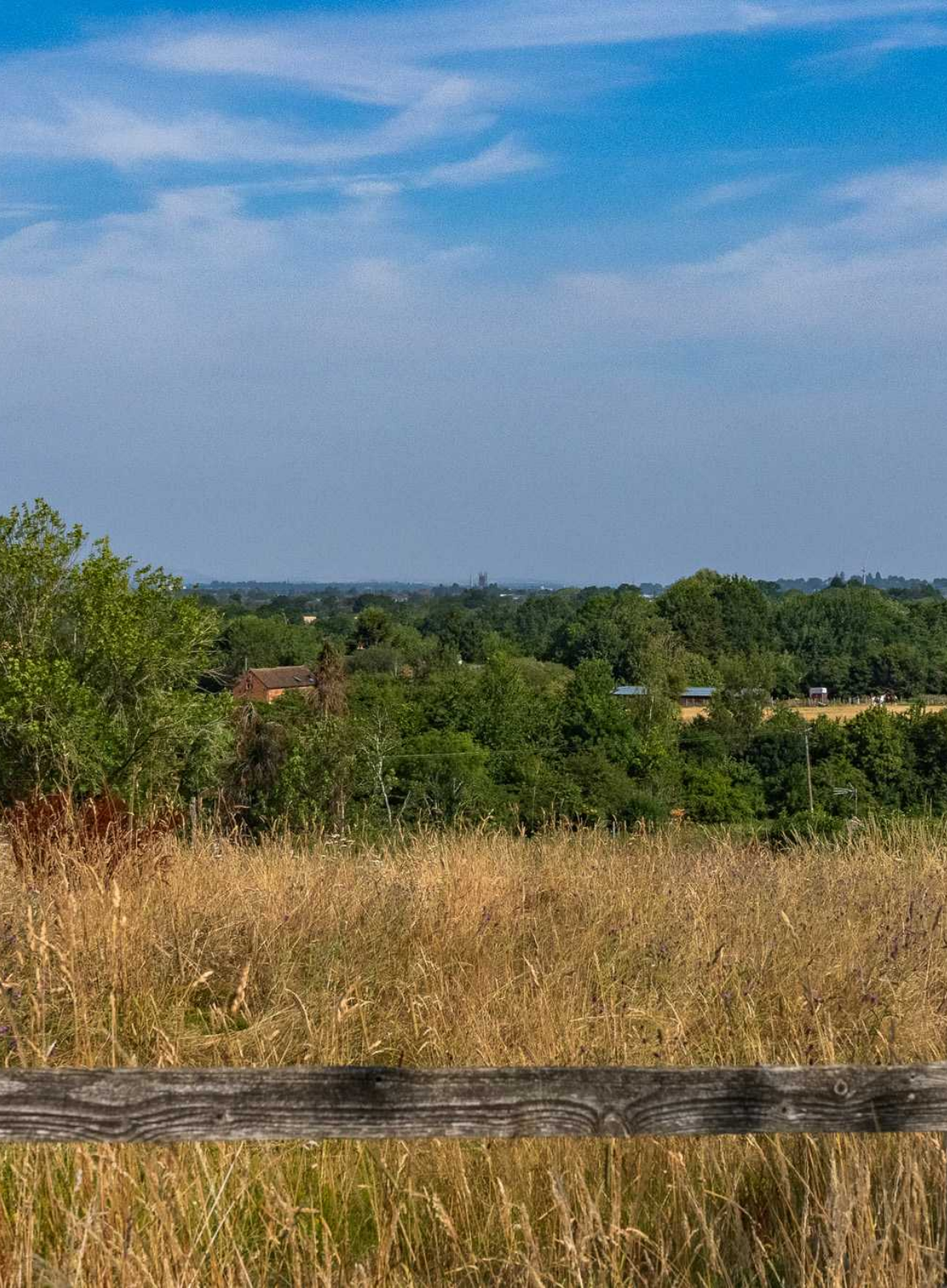




The garden

Encircling the home are beautifully tended formal gardens. Immediately behind the house a paved terrace provides a sunny spot for dining and relaxation, bordered by beds filled with shrubs and perennial planting. Steps lead up to sweeping lawns flanked by mature trees, ornamental grasses and colourful borders. There is also a greenhouse and a timber shed, ideal for keen gardeners.







The grounds open into an orchard with mature fruit trees and further expanses of lawn. A variety of outbuildings, including a rustic summerhouse and stables, sit amongst the trees and offer opportunities for storage or hobby use. Four gates provide access from the gardens into the upper paddock. Post-and-rail fencing and established hedgerows frame the grounds, while far-reaching views extend across the surrounding countryside.





The land

Badgers Mead stands within approximately four acres in total, comprising formal gardens, two orchards and paddocks to both the front and rear of the property. Both paddocks are served by water taps, with a further two external water taps conveniently positioned within the gardens. A detached double garage and adjoining stables lie to one side of the plot, while the surrounding land affords superb privacy and far-reaching views across the surrounding countryside towards the Malvern Hills and Worcester Cathedral.









The driveway and parking

Approached along a quiet lane, the property is set back behind a sweeping tarmac drive. The drive broadens to provide ample parking for multiple vehicles and leads to the attached single garage, which also serves as a practical utility space with plumbing for a washing machine, a sink with drainer and provision for a fridge freezer and tumble dryer. There is also a detached double garage with electricity connected, together with additional outbuildings within the grounds, while the driveway is flanked by lawns, mature trees and hedging.



BADGERS MEAD



Location

Badgers Mead is situated on Green Street, a rural lane on the outskirts of the popular village of Kempsey. The village offers a range of everyday amenities including shops, public houses, a village hall and a primary school, while nearby Worcester provides more extensive shopping, leisure and cultural facilities. The property is also within easy walking distance of Kempsey Common, offering excellent opportunities for walking and horse riding. Surrounded by rolling Worcestershire countryside and close to riverside walks, the location combines a peaceful rural setting with convenient access to road networks including the A38 and the M5, making commuting to Worcester, Cheltenham and Birmingham straightforward. A choice of well-regarded schools can be found locally and within Worcester.

Services

The property benefits from mains electricity and water. There is oil-fired central heating and drainage is via a private septic tank.

Broadband Speed: Superfast broadband available. Download speeds up to 66 Mbps and upload speeds up to 15 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 and sea flooding is very low.

Council Tax

The Council Tax for this property is Band E.





Green Street

Approximate Gross Internal Area

Ground Floor = 87.6 sq m / 943 sq ft

(Including Garage)

First Floor = 47.9 sq m / 515 sq ft

Double Garage / Stables = 54.7 sq m / 589 sq ft

Total = 190.2 sq m / 2047 sq ft

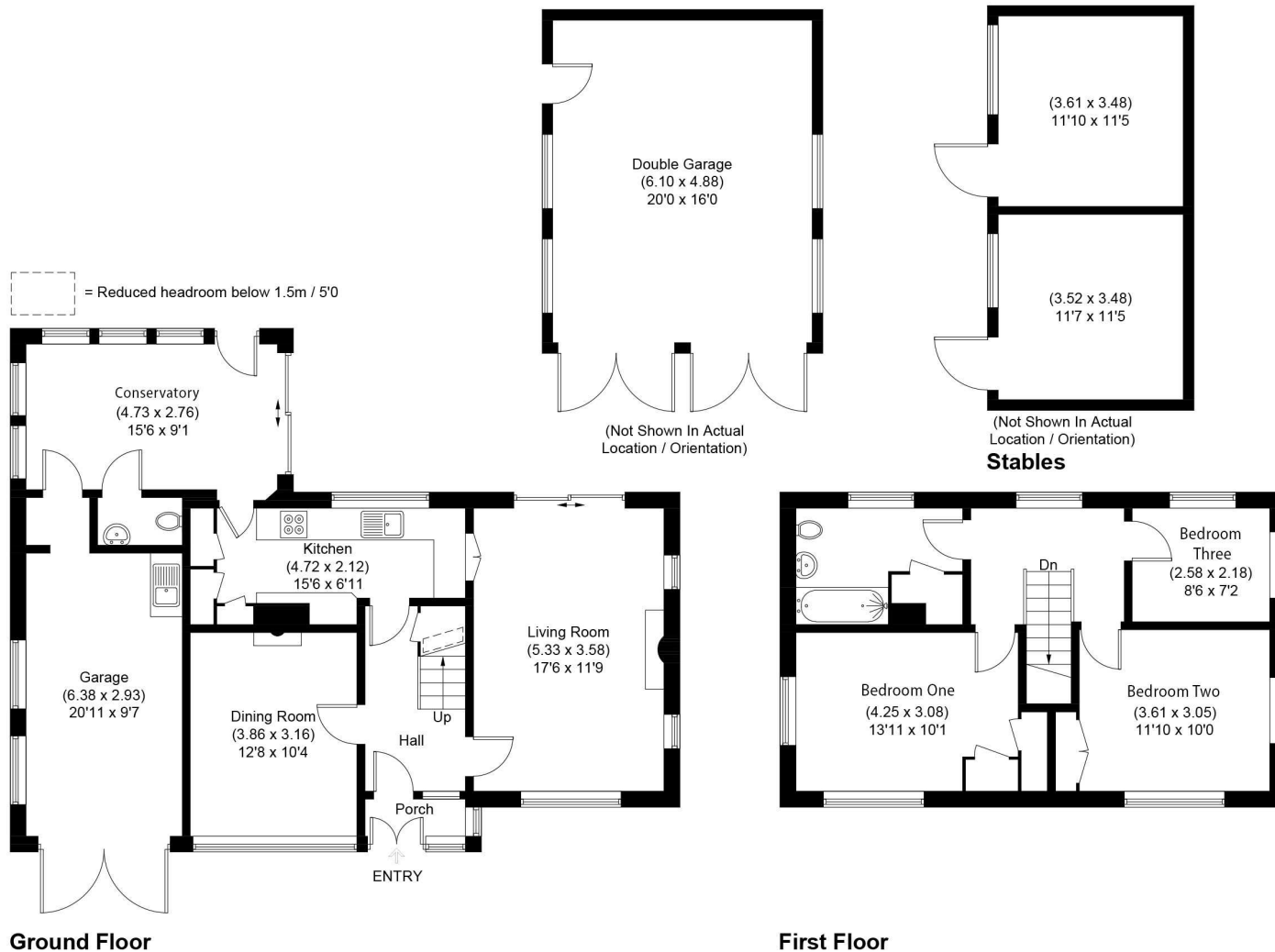


Illustration for identification purposes only, measurements are approximate, not to scale.





Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com