



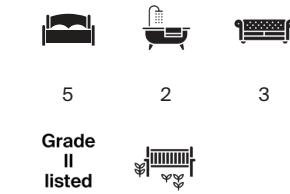
## CHESTNUT HOUSE

8 The Square, Feckenham, Worcestershire



## A HANDSOME GRADE II LISTED GEORGIAN HOUSE

Dating back to 1750 with a climbing wisteria in the heart of this popular, sought-after village overlooking the village green, off which is access to the village playing field.



Local Authority: Redditch Borough Council

Council Tax band: F

Tenure: Freehold



## FECKENHAM WORCESTERSHIRE

Feckenham is equidistant between Alcester and Droitwich Spa and has a selection of attractive village houses. It offers public houses, two churches, a primary school, an active village hall, a garage, a cricket club, a football club and a community-run village shop.

High-street shopping can be done in nearby Droitwich Spa, which also has a Waitrose. The cities of Worcester and Birmingham are conveniently located nearby as is the beautiful Shakespearean town of Stratford-upon-Avon.

There is superb access to the M5, M42 and M40 motorways and regular and direct trains run from Droitwich to Worcester and Birmingham, with connecting trains to London. Alternatively, a quicker train can be taken from Warwick Parkway to London





## CHESTNUT HOUSE FECKENHAM

Original features include exposed beams, panelled doors, sash windows, traditional floorboards and wide skirting boards.

A traditional six panelled door set under an attractive portico opens to the sitting room, which is a fine reception room with flagstones and an inglenook fireplace housing a wood burning stove. A door opens to a rear hall off which is a door to a utility room/cloakroom with space and plumbing for a separate washing machine and tumble dryer. Also off the rear hall is a door to the courtyard terrace and to stairs leading down to the cellar that offers very useful storage space.

The drawing room has traditional floorboards, an open working fireplace and an arch to a study. The dining room, with parquet flooring, completes the reception room accommodation and from this room a door opens to the fitted kitchen that has a dual fuel range cooker, integrated dishwasher and space for an American fridge freezer.



A traditional oak turning staircase rises to the first floor landing. On this floor is the principal bedroom with traditional floorboards, built-in wardrobes and an en suite shower room that is also fitted with a combination basin and toilet vanity unit. The double guest bedroom has a feature fireplace and an en suite bathroom with an electric shower over the bath and a combination basin and toilet vanity unit. There is one further double bedroom on this floor.

On the top floor are two double bedrooms, one of which is currently used as a home office so offering flexibility in their use.

At the rear is a secure walled courtyard that has a rear entrance gate, garden shed and a log store.

Services: Mains water, electricity, gas and drainage. Mains gas fired central heating.

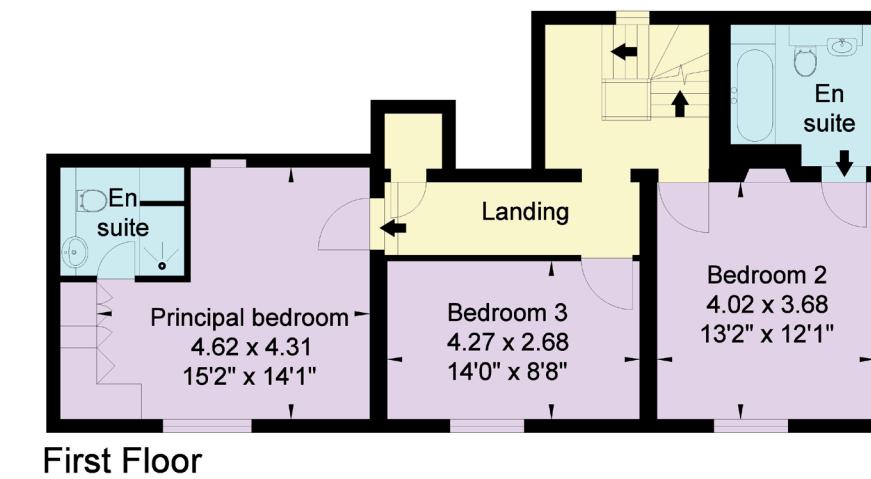
Directions: B96 6HR

What3Words //rushed.cave.placidly

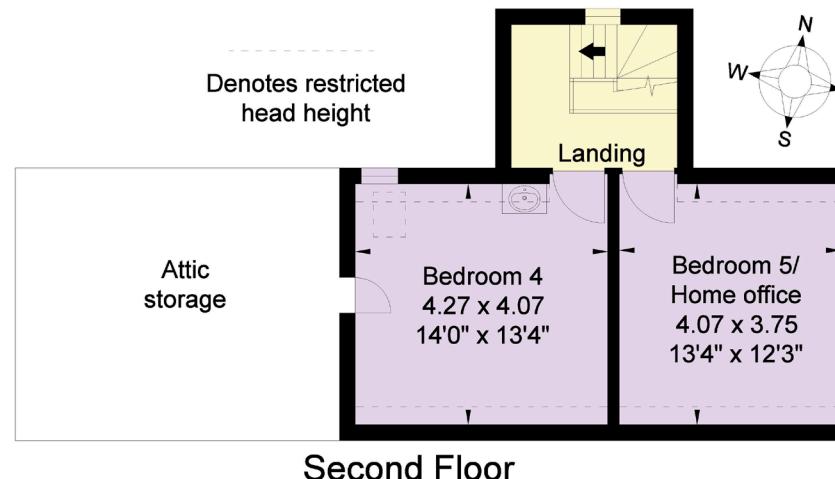




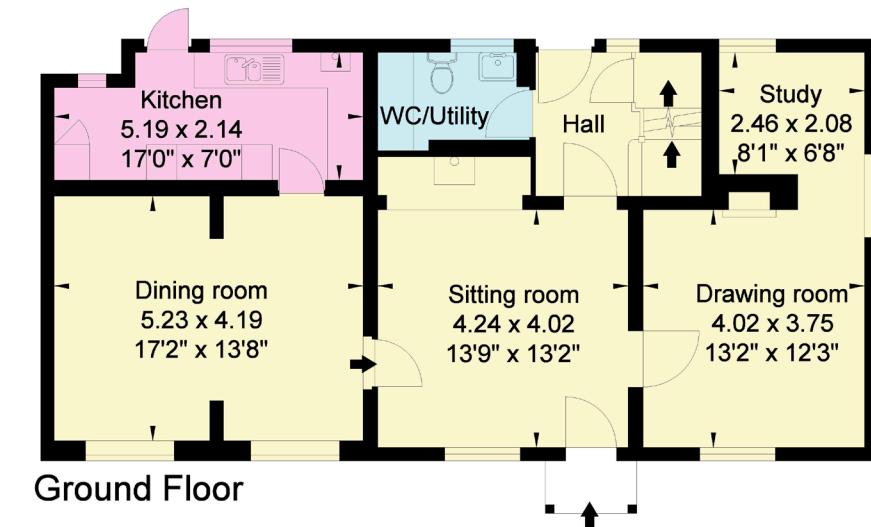
(Including Basement / Loft Room)  
Approximate Gross Internal Area = 218sq m / 2,347sq ft



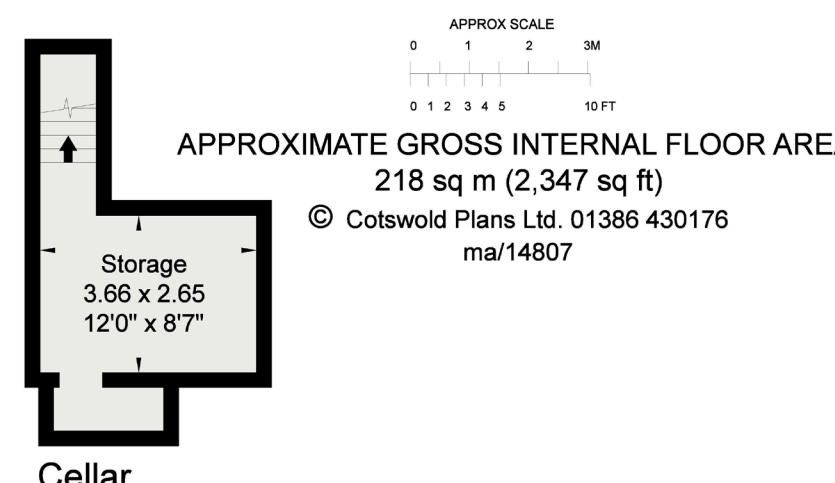
First Floor



Second Floor



Ground Floor



Cellar

APPROXIMATE GROSS INTERNAL FLOOR AREA:  
218 sq m (2,347 sq ft)  
© Cotswold Plans Ltd 01386 430766  
ma/4807

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted  
to tell you more.

Evey Hadley  
01789 297735  
evey.hadley@knightfrank.com

**Knight Frank Stratford-upon-Avon**  
Bridgeway House, Bridgeway  
Stratford-upon-Avon, Warwickshire CV37 6YX

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Date: 05 September 2025  
Our reference: WRC012202994

## Chestnut House, 8 The Square, Feckenham, Redditch, B96 6HR

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £495,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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A handwritten signature in black ink that reads 'Knight Frank' in a cursive, flowing script.

### KNIGHT FRANK LLP

Enc:

**Evey Hadley**  
Negotiator  
+44 1789 206964  
[evey.hadley@knightfrank.com](mailto:evey.hadley@knightfrank.com)

**Knight Frank, Stratford**  
Bridgeway House, Bridgeway, Stratford upon Avon, CV37 6YX  
+44 1789 297 735

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V4.3 Sep 24