

Andrew Grant
PRESTIGE & COUNTRY



Hills Lea

Wychbold, WR9 0BT



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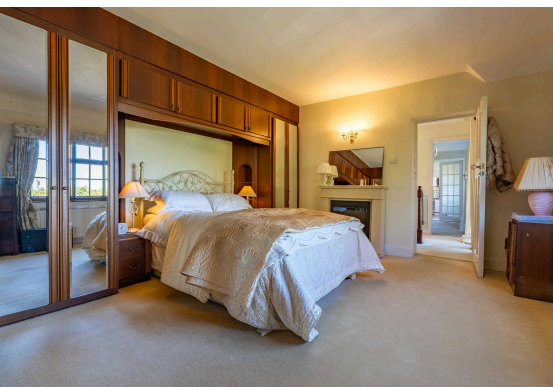
Stoke Road, Wychbold, WR9 0BT

5 Bedrooms 4 Bathrooms 4 Reception Rooms

“A substantial family home with expansive gardens and breathtaking countryside views, offering exceptional space and potential...”

Scott Richardson Brown CEO

- Impressive residence set within around an acre of landscaped grounds
- Sweeping countryside views from many rooms and the gardens
- Elegant reception rooms with period fireplaces and ceiling details
- Luxurious principal suite with a generous spa-style en suite
- Expansive lawns, orchard, patio and ornamental features
- Gated drive, ample parking and a detached double garage
- Well placed for village amenities, schooling and road links



4092 sq ft (380.2 sq m)



The kitchen

The kitchen is the heart of the home, designed for family meals and informal gatherings. Cream painted cabinetry, integrated double ovens and a hob sit beneath granite-look worktops, with a long run of cupboards beneath a trio of windows framing the garden. A breakfast area with table space provides views over the surrounding gardens.





The drawing room

A fine principal reception room for formal entertaining, this drawing room showcases a handsome carved wood fireplace with an ornate overmantel mirror as its centrepiece. Decorative plasterwork crowns the ceiling, while deep multi-pane windows on two elevations draw the garden vista inside.





The dining room

Ideal for celebratory dinners, the dining room exudes period charm with a decorative fire surround and a ceiling rose supporting an elegant chandelier. High corniced ceilings enhance the sense of space and a leaded window lends character and daylight.



The living room

Offering a relaxed family space, the sitting room features a brick fireplace with a tiled hearth. Glazed double doors topped with stained glass open into the conservatory, while further windows frame garden views. A built-in cupboard provides discreet storage, and coved ceilings add a subtle decorative flourish.





The conservatory

Designed to enjoy the garden in all seasons, the conservatory boasts a vaulted glazed roof with a dark timber frame and decorative stained glass panels. Terracotta tiled flooring and a ceiling fan create a comfortable environment, and wrap-around windows offer panoramic views across the grounds. Double doors lead onto the terrace, and a radiator allows year-round use.





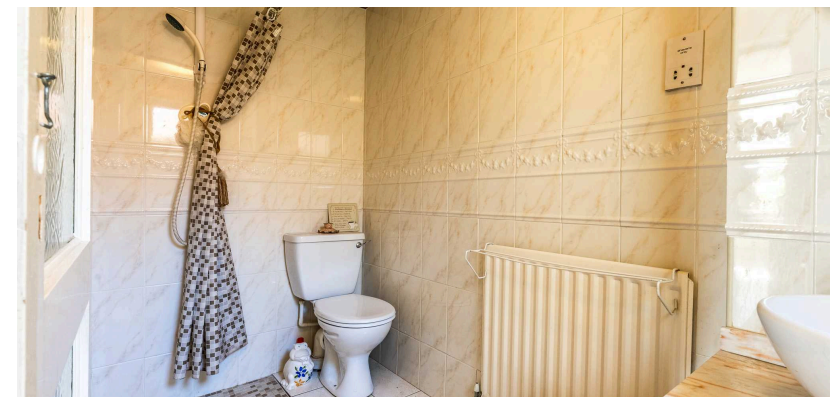
The snug

A cosy retreat for reading or relaxing, the snug centres on a freestanding wood-burning stove set against the wall. A deep window looks out to greenery and the timber floor adds warmth. Sitting conveniently off the rear hall, this space is an ideal quiet corner away from the main reception spaces.



The utility and shower room

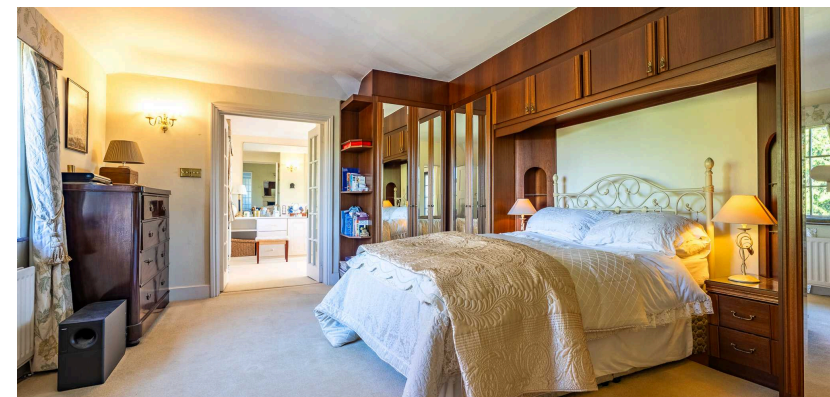
Serving the practical needs of the household, the utility offers extensive base and wall units, work surfaces and space for laundry appliances, all arranged around dual aspect windows. A tiled floor makes it easy to maintain. Across the hall from the utility is a fully tiled shower room with a wet-room style shower, WC and wash basin, ideal for muddy boots or guest use.





The principal bedroom

The principal bedroom is an inviting sanctuary with generous proportions. A wall of fitted wardrobes with mirrored doors flanks the bed area, while windows overlook the grounds and surrounding countryside, drawing in natural light and reinforcing the room's sense of space.





The principal dressing area and en suite

A separate dressing area provides a well-appointed transition from the bedroom, incorporating built-in cabinets, drawers and a full-height mirror, with steps rising to the en suite beyond. The bathroom itself is arranged to create a spa-like setting, featuring a corner whirlpool bath, pedestal wash basin, bidet and WC, all finished with gold-tone fittings. Green tiled walls with decorative borders lend character, while a separate glazed cubicle houses a steam shower. Built-in storage and a large window complete the space with both practicality and natural light.



The second bedroom

This comfortable double bedroom has a charming ceiling detail and enjoys leafy views through a broad window. A door opens to a large en suite, with room for use as both a dressing area and bathing facilities.





The second bedroom en suite

Convenient and well equipped, the second bedroom's en suite features a fully tiled step-in shower with an electric unit, a vanity basin set within fitted cabinetry and a WC. A window provides natural light and ventilation.



The third bedroom

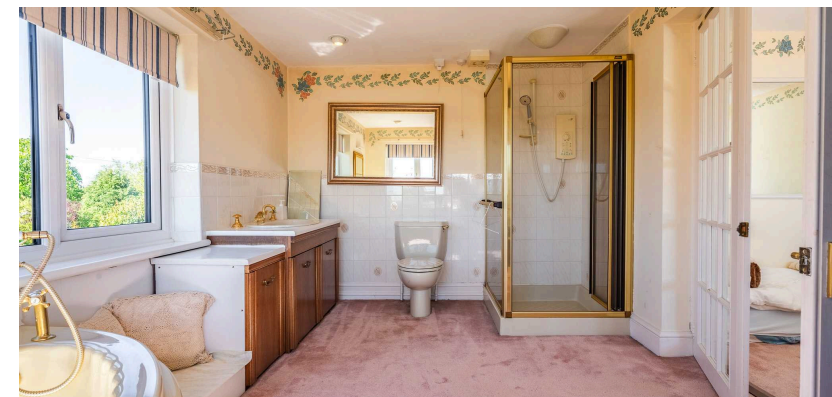
A bright double bedroom with a wide picture window framing countryside vistas, the third bedroom benefits from decorative frieze detailing below the ceiling. Glazed double doors connect to its generous en suite bathroom. There is ample space for furnishings alongside a built-in wardrobe and the room enjoys an outlook across the landing and gardens.





The third bedroom en suite

This spacious en suite serves the third bedroom and includes a corner bath for indulgent soaks, a separate glazed shower enclosure and a WC. A long vanity unit with cupboards and counter space runs beneath the window, and a built-in bench seat offers a comfortable place to admire the view. A decorative border ties the room to the adjacent bedroom.





The fourth bedroom and shower

A well proportioned bedroom with a wall of mirrored wardrobes reflecting light back into the space. A discreet corner houses a glazed shower cubicle and vanity sink, providing convenience without sacrificing bedroom space. A large window, central pendant light and neutral décor make this an appealing guest or family room.



The fifth bedroom/living area

Located on the top floor, this versatile loft room can serve as a fifth bedroom or a generous living space. Dormer and roofline windows offer far-reaching views over rolling countryside, while an open timber balustrade marks the central staircase. Pitched ceilings and chandeliers add character, there is a decorative stove providing a focal point and eaves storage tucked behind access doors.



The gardens

Immediately behind the home a paved terrace wraps around the conservatory, providing a wonderful space for alfresco dining. Brick pathways curve through deep borders and around a classic lamppost, while an ornamental fountain creates a focal point on the adjoining lawn. The terrace is edged by low planters and enjoys a sunny, sheltered aspect.



Beyond the terrace, level lawns extend towards the boundaries and are interspersed with mature trees and fruiting orchard specimens. Hedges and shrubs offer privacy without interrupting the spectacular panoramic views over open countryside. A large shed and a former garage are positioned at the far end of the garden. The grounds extend to about an acre overall.



The driveway and parking

Approached through ornate wrought iron gates, a sweeping tarmac drive curves up through the front garden to a broad parking and turning area. The frontage is mainly lawned with mature hedging and trees screening the road. There is ample space for multiple vehicles and a detached double garage provides secure parking and storage, with further access to the rear gardens.



Location

Hills Lea occupies a prime position on Stoke Road in the village of Wychbold, set amidst picturesque Worcestershire countryside. The area is known for its blend of rural charm and convenience, with everyday amenities, pubs and local shops within easy reach. A choice of primary and secondary schools can be found in the surrounding villages and nearby market towns. Excellent transport links include access to the M5 motorway, connecting to Birmingham, Worcester and beyond, while mainline railway stations at Droitwich and Bromsgrove offer services to regional centres. The surrounding countryside provides ample opportunities for walking, cycling and enjoying the outdoors.

Services

The property benefits from mains gas, water and electricity. Drainage is supplied via a private septic tank.

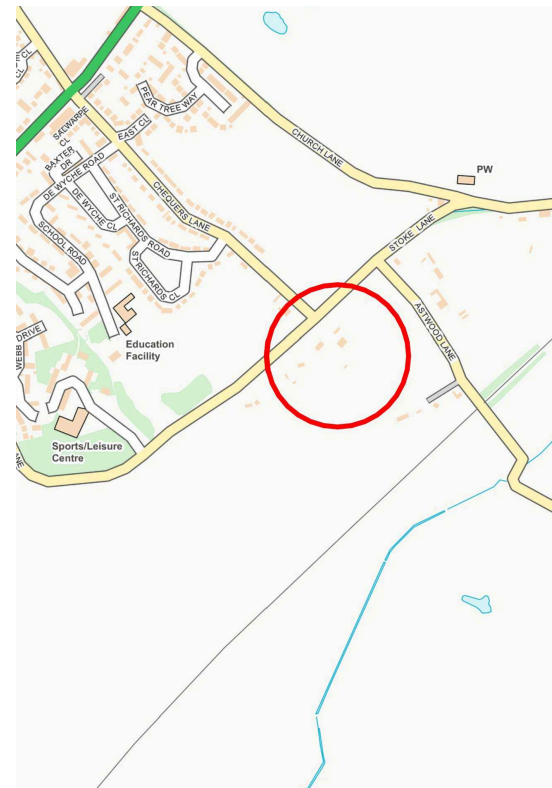
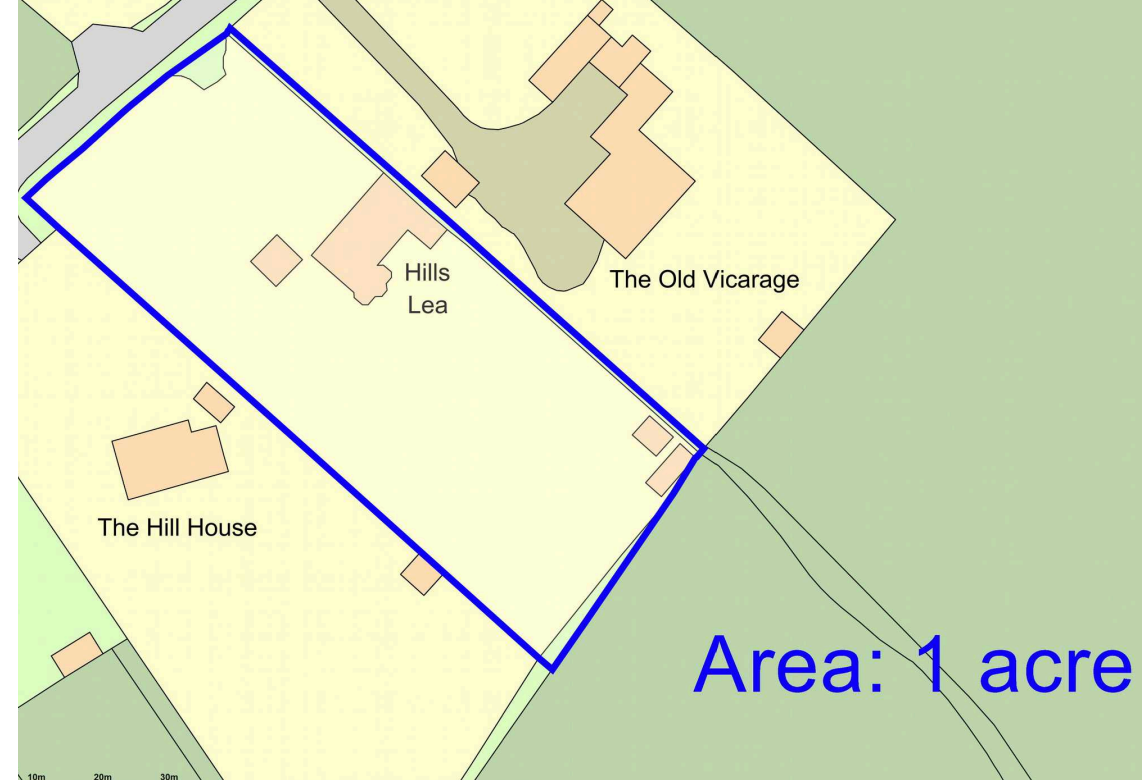
Broadband Speed: Superfast broadband available. Download speeds up to 80 Mbps and upload speeds up to 20 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from Vodafone, EE, Three 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 G



Stoke Road

Approximate Gross Internal Area
 Ground Floor = 181.6 sq m / 1955 sq ft
 First Floor = 130.2 sq m / 1401 sq ft
 Second Floor = 42.2 sq m / 454 sq ft
 Garage = 26.2 sq m / 282 sq ft
 Total = 380.2 sq m / 4092 sq ft

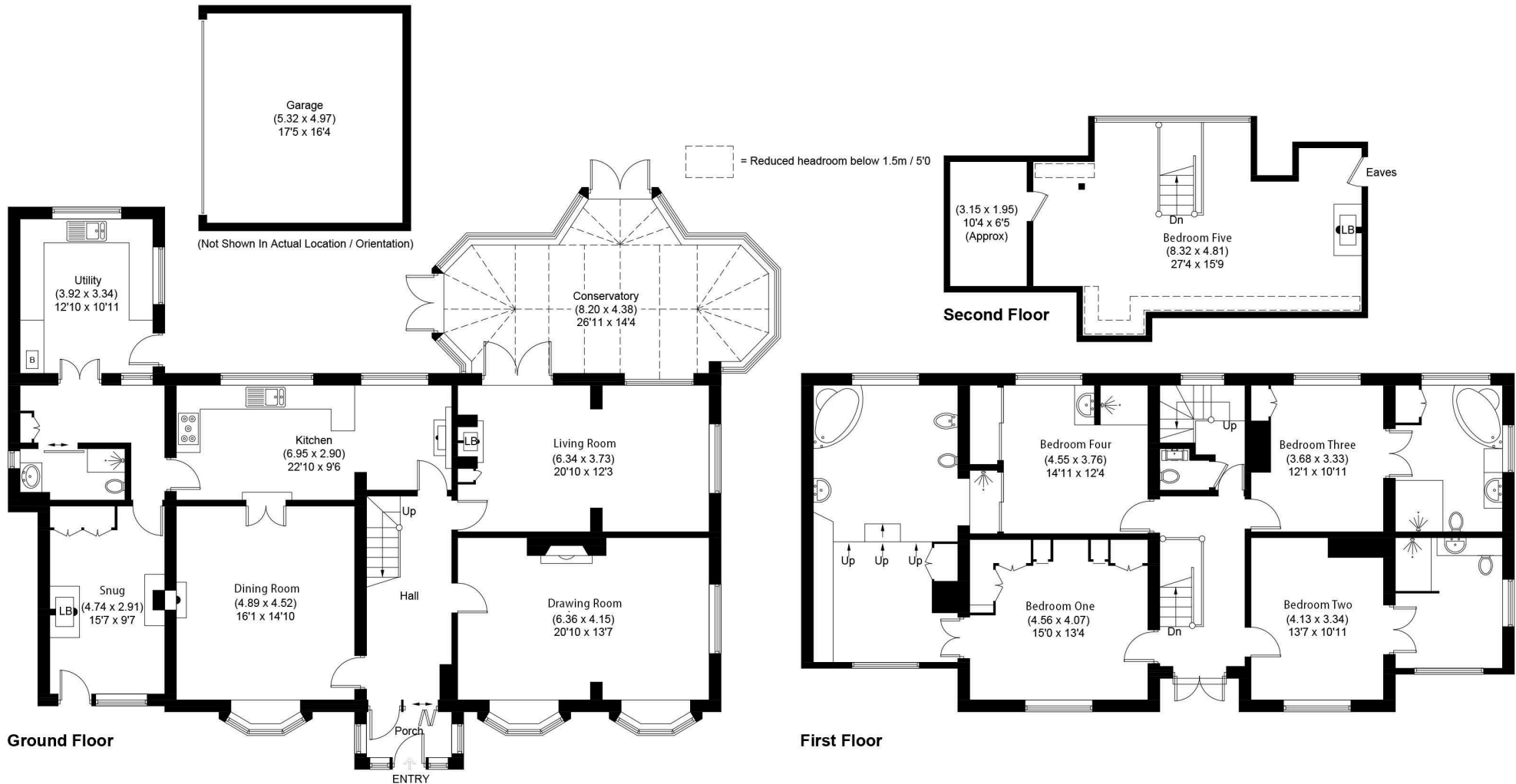


Illustration for identification purposes only, measurements are approximate, not to scale.



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