



Droitwich Road

Bradley House  
Farm

BRADLEY GREEN

Offers In Excess Of:

£1,100,000









# Five Bedroom Equestrian Barn Conversion

## Features.

- FIVE BEDROOMS SET ACROSS TWO FLOORS
- THREE EN-SUITES, TWO PRINCIPLE BATHROOMS & GUEST CLOAKROOM
- GYM & SEPARATE SNUG
- KITCHEN & SEPARATE UTILITY ROOM
- SPACIOUS DUAL ASPECT LOUNGE WITH LOG BURNER
- DINING ROOM
- STUDY/OFFICE/WORK SPACE
- FOUR/FIVE STABLES WITH TACK ROOM & PROFESSIONALLY LAID MÉNAGE
- GENEROUSLY PROPORTIONED DUTCH BARN & HAY STORE
- CIRCA SIX ACRE PLOT OFFERING FOUR PADDOCKS

## Description.

Summary: A rare opportunity to acquire an exceptional equestrian country residence that has been refurbished and reconfigured by the current owners to a particularly high standard. The Granary offers approx. 3054 sq ft of versatile, modern accommodation to include, five bedrooms, three en-suites, three reception rooms and all positioned in circa 6 acres of delightful equestrian countryside with access to bridal paths and country walks. The property is situated within a courtyard, privately and securely gated. Completed by four paddocks, a generous Dutch barn with separate hay store, four/five stables all fitted with rubber matting and adjoining tack room, rubber and sand laid ménage (measuring approx. 20m x 40m) and detached triple garage. This unique residence is located within the heart of the desirable rural hamlet location of Bradley Green.

Description: The main residence of The Granary offers spacious, modern living accommodation to suit all aspects of rural family life. Briefly comprising:- An inviting entrance hall with floor to ceiling windows and a flowing layout. Access to two of the ground floor bedrooms both benefiting from magnificent en-suites, one of which enjoys a separate dressing room, office/work space, guest cloakroom, spacious lounge with feature fire place, dual aspect windows and access to the dining room. The kitchen offers a range of fitted units, integrated appliances, space for a range master cooker and located adjacent to the separate utility room. The residence enjoys a separate staircase leading to bedroom five with access to the gym, snug and bedroom four. A delightful house bathroom features a free standing bath, exposed brick work, wash basin and WC. The main staircase leads to the first floor landing accessing bedroom two with en-suite, principle bathroom with spacious double walk in shower enclosure, wash basin and WC and the master bedroom enjoying built in wardrobes and Juliet style balcony with uninterrupted field views.





Outside: Situated with in circa 6 acres of desirable equestrian grounds behind a gated courtyard entrance, the main residence boasts an additional Dutch barn with hay store and adjacent space large enough to house a horse box. Four/five stables (fitted with rubber matting), tack room, four paddocks with water supply, ménage with flood lighting and re laid to a professional standard with sand and rubber. The outside space also includes a detached triple garage. The residence enjoys a delightful south facing and privately enclosed walled garden, offering a tranquil extension to the living space with a decked seating area, neatly maintained lawn, feature stone cider press and well established feature flower beds.

Location: Situated in the rural area of Bradley Green, the property enjoys a quiet setting surrounded by neighbouring fields, a small selection of other properties, bridle paths and scenic country walks. In addition, there is a real community spirit within the village with local events and fetes taking place throughout the year. Bradley Green is centrally positioned to Redditch, Worcester, Droitwich and Stratford, The nearby village of Feckenham is 2 miles away and benefits from two public houses, convenience store, church, village hall & green. This rural hamlet also enjoys close proximity to the well regarded Feckenham First School and Alcester Grammar School.

Please read the following: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute a contract or part of a contract in any way. We are not surveyors or conveyancing experts therefore we cannot and do not comment on the condition, issues relating to title or other legal issues that may affect this property. Interested parties should employ their own professionals to make enquiries before carrying out any transactional decisions. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The mention of any fixtures, fittings and/or appliances does not imply that they are in full efficient working order and they have not been tested. All dimensions are approximate. We are not liable for any loss arising from the use of these details.







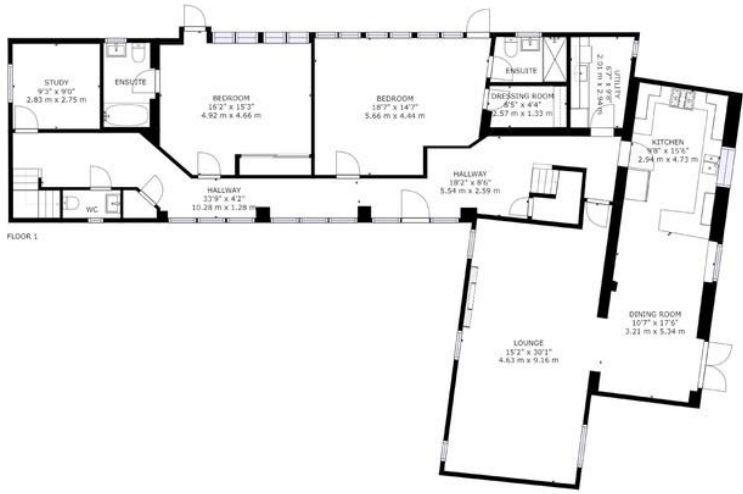












GROSS INTERNAL AREA  
 FLOOR 1: 1993 sq. ft, 185 m<sup>2</sup>, FLOOR 2: 1061 sq. ft, 99 m<sup>2</sup>  
 EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 248 sq. ft, 23 m<sup>2</sup>  
 TOTAL: 3054 sq. ft, 284 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

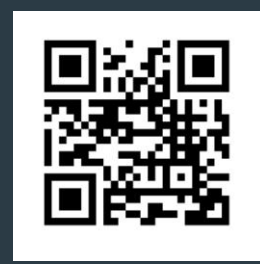


EPC: E  
 COUNCIL TAX BAND: G  
 TENURE: Freehold

For more information on this house or to arrange a viewing please call the Redditch office on:

01527 540 654

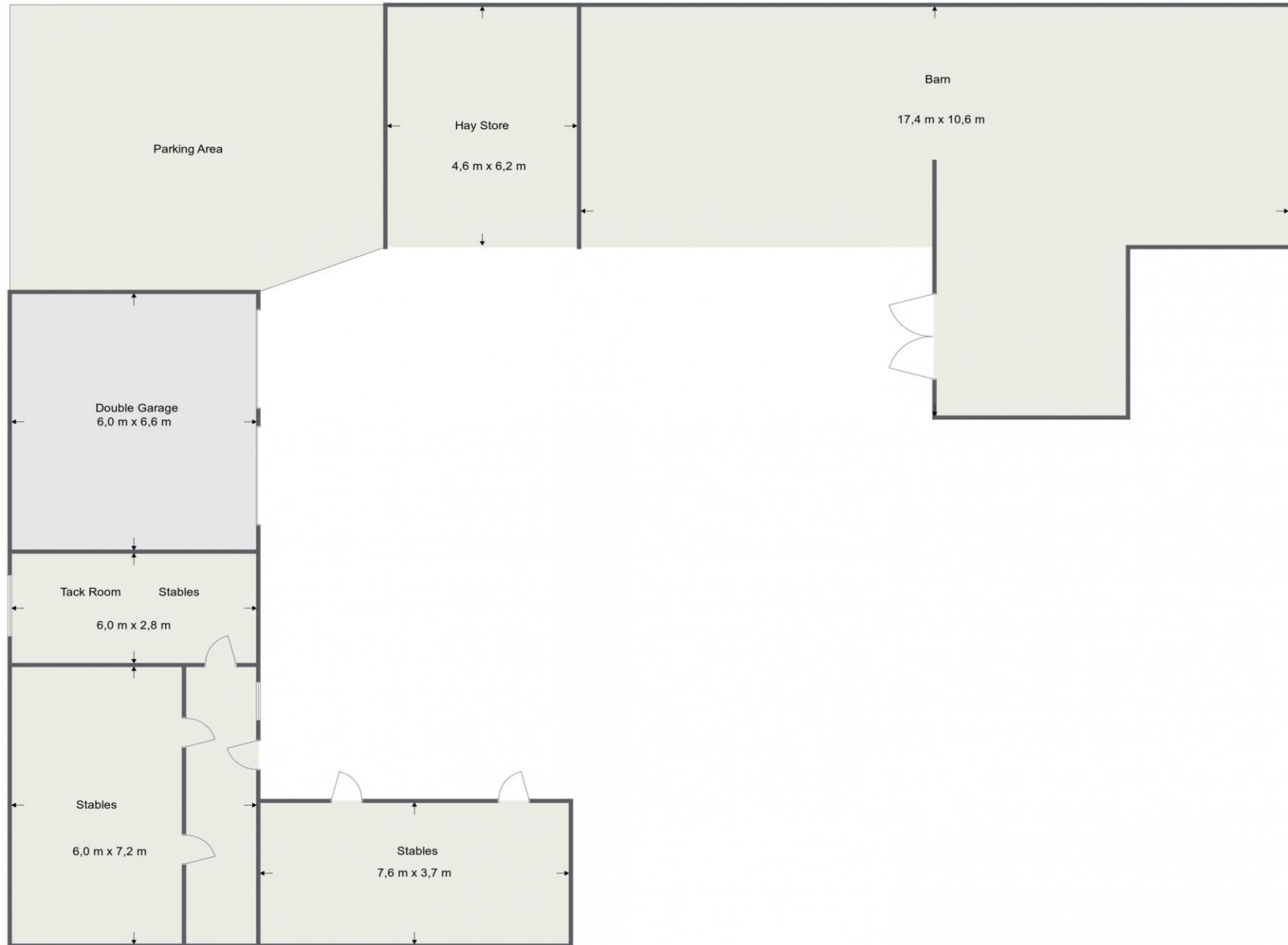
Alternatively, you can scan below to view all of the details of this property online.



373 Evesham Road  
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# Droitwich Road, Bradley Green



For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.