



The Oaklands, Lower Broadheath, Worcestershire

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The Oaklands Martley Road Lower Broadheath Worcester WR2 6QG

A charming period house in a delightful village setting, complete with spacious gardens, paddocks and stable facilities. Perfect for buyers passionate about equestrian pursuits.

- - Elegant Drawing Room
- - Formal Dining Room
- - Cosy Morning Room
- - Exceptional Dining Kitchen
- - Large traditional larder
- - Inviting Snug
- - Practical Utility Room
- - Spacious Boot Room/Dog Room
- - Convenient Cloakroom
- - Six Well-Proportioned Bedrooms
- - Four Bath/Shower Rooms, Including Two En-Suites
- - Versatile Cellar Space
- - Integral Garage/Gym
- - Approximately 4,388 sq. ft. of Living Space
- - Quality Brick/Timber Stabling
- - Private Driveway (8 vehicles)
- - Landscaped Mature Gardens
- - Expansive Pastureland (Approx. 10 Acres)

Situation

The Oaklands – A charming Victorian residence in a sought after location.

The Oaklands is nestled in the village of Lower Broadheath, a popular village as it offers the perfect balance of countryside tranquility and convenient access to local amenities. The village boasts a range of facilities, including a well-regarded junior school, two welcoming public houses, a convenience store and a historic church, making it an ideal setting for families.

The property is within the catchment area for The Chantry School, an Ofsted Outstanding-rated secondary school, ensuring excellent educational opportunities. Additionally, the nearby cathedral city of Worcester offers a wealth of prestigious public and preparatory schools, including Kings School and Royal Grammar School.

For leisure and recreation, Worcester provides an impressive selection of sporting amenities, including county cricket at Worcester County Cricket Club, and racing at Worcester Racecourse. Just 25 minutes from Malvern and her Hills, offering fantastic hiking, trail riding and dining.

Transport links are excellent, with direct rail services to Birmingham and London Paddington, and easy access to the M5 motorway via junctions 5, 6, and 7, ensuring connectivity for both commuting and travel.

Description

The Oaklands – An Elegant Victorian Family Home.

The Oaklands is a truly captivating Victorian residence, offering generous and flexible family accommodation with a wealth of period charm. The Vendors over the last 5 years have installed a number of double glazed replacement windows.

The entrance has an inviting Minton-tiled reception hall leading to the drawing room and dining room, both featuring ornate tiled fireplaces. A separate morning room provides additional versatile living space.

A standout feature of the home is the spacious dining kitchen, bathed in natural light from its vaulted glazed roof. The kitchen is fitted with a bespoke range of handmade walnut cabinets and drawers, complemented by a granite-topped central island, a twin-plate four-oven Aga, and a larder room with traditional cold slab shelving. A feature covered well adds to the kitchen's unique character. Steps lead up to a snug with a wood-burning stove, creating a cozy retreat.

The ground floor also includes a utility room, cloakroom, storage room/ ironing room, a WC, and a boot room/dog room. The lower ground floor provides two cellars, offering excellent potential for further development.

Across the first and second floors, there are six well-proportioned bedrooms, two of which benefit from en suite bathrooms, alongside a separate bathroom and shower room.

The property also boasts fine timber stabling constructed by The Stable Company, featuring three loose boxes and a central area with direct access to the bridle path and pastureland. A hay barn and small tack room complete the equestrian facilities.

Outside

There is a small lawned fore garden with gravel path, stone edging and set of stone steps with mixed hedging and trees fronting the road. To the other side of the driveway is a

lawned garden with a feature high wall to one side and a pond boarded with large stone surround and extensive heather beds.

Situated to the rear of the driveway and approached by a set of paved brick steps with brick walls and stone coping is a wide brick/ timber deck with iron balustrading providing a lovely vantage area. There is a small enclosed raised lawn with a useful outbuilding supplied with power.

The western elevation of the house provides shaped lawns with high walls, central paved path and slightly lower paved terrace. Steps lead down to a well-stocked shrubbery garden with stone sculpture, stone paths with brick edging and wonderful trellis with wisteria, variety of trees and shrubs and yew hedging providing screening from the road.

The property includes a substantial block of pastureland, divided into two field enclosures with majestic mature oak trees. A field gate connects these enclosures. The public footpath and separate bridle path, which runs immediately behind the stable block and has been recently fenced with post and equestrian fencing to provide clear boundaries.

GENERAL INFORMATION

Agent Notes

Please note, there is an overage clause with this land which runs out in July 2027, further details upon request from the agent.

Services

Mains electricity and water.

Local Authority

Malvern Hills District Council

Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Viewing

Via the Sole Agent's Great Witley Office
Tel: 01299 896968

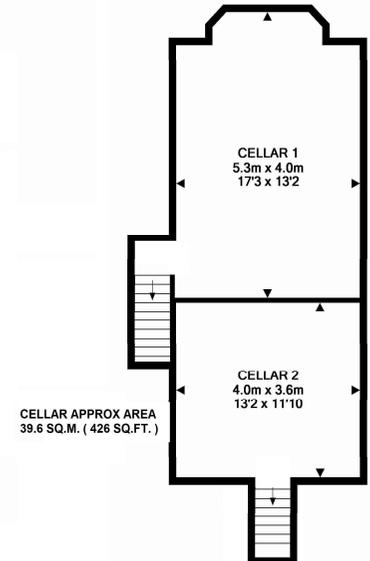
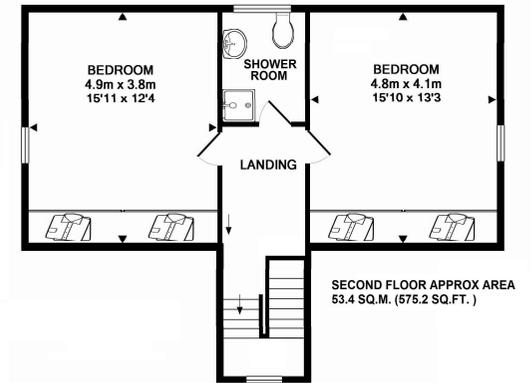
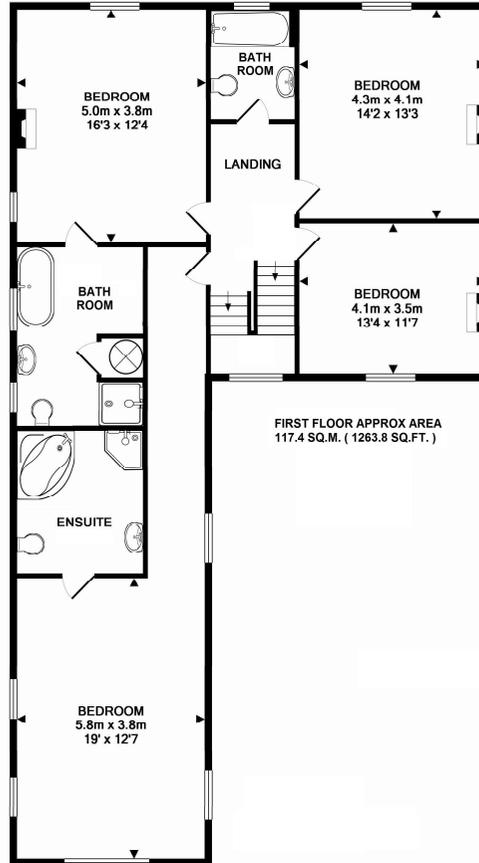
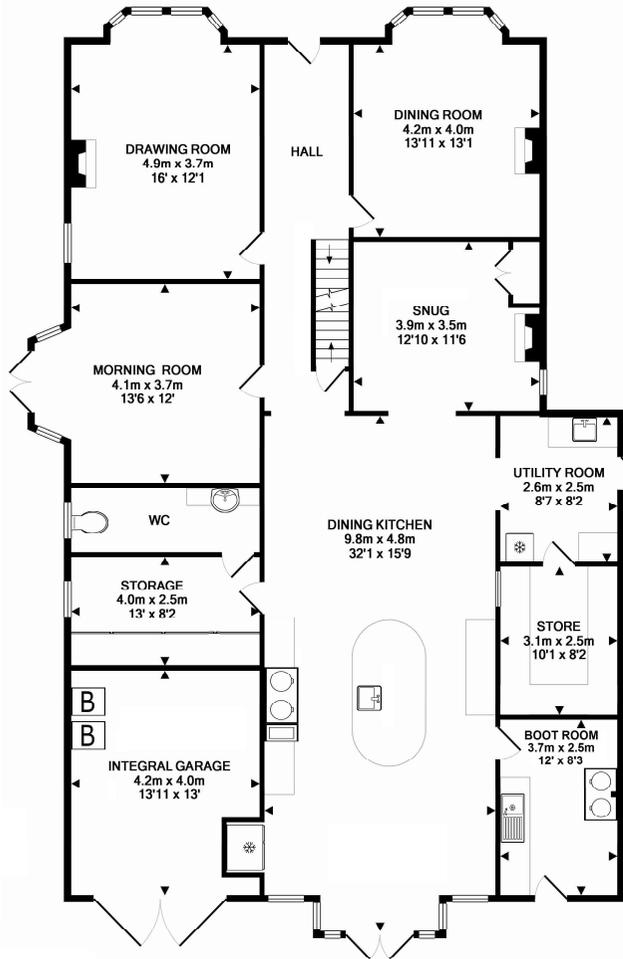
Directions

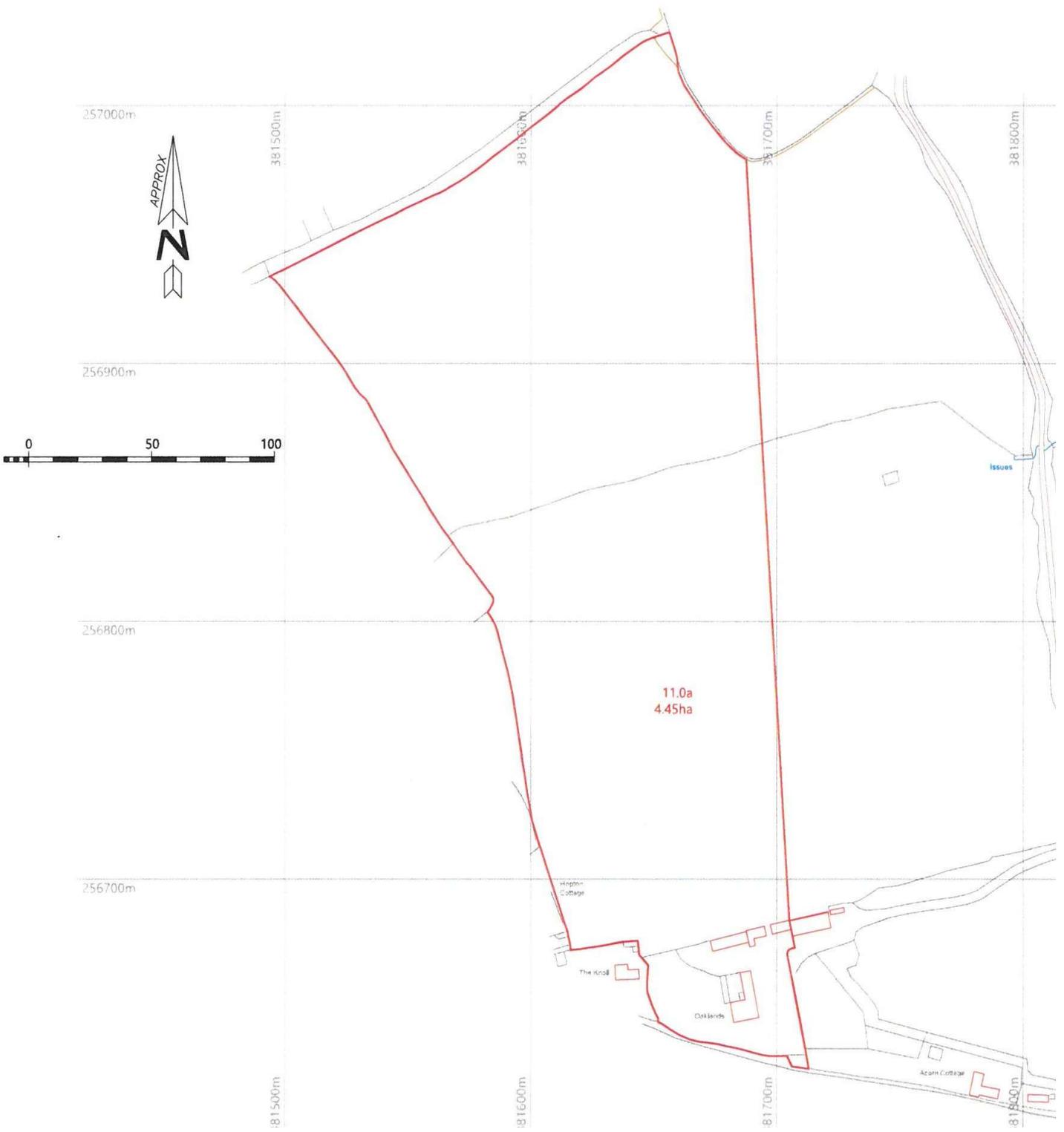
From Worcester proceed out on the Hylton Road before taking a left-hand turn onto the B4203 signposted to Martley. As you enter the village, the gated entrance with block paved driveway will be found on your right-hand side.

THE OAKLANDS

TOTAL APPROX FLOOR AREA (INCLUDING CELLAR AND GARAGE) 407.7 SQ.M. (4388.1 SQ.FT.)

This floorplan is shown for identification purposes only. The property has been drawn and measured in accordance with RICS guidelines, but has not been drawn to scale. Any dimensions noted are within 1/8" (3.175mm) of accuracy. All dimensions are in metres. All dimensions are in metres. We take every care in preparing this floor plan, but please check all dimensions shown and correct any errors before making any decisions on them. Made with Metropix ©2019







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