



BIRLINGHAM HOUSE BIRLINGHAM, WORCESTERSHIRE, WR10 3AB FREEHOLD





BIRLINGHAM HOUSE, BIRLINGHAM, WORCESTERSHIRE, WR10 3AB

An impressive period village house in a delightful
open position

MILEAGES:

Tewkesbury 8 miles ♦ Worcester 12 miles ♦ Malvern 13 miles ♦ Cheltenham 16 miles ♦ M5 (junction 9) 8 miles

BIRLINGHAM HOUSE

Ground Floor

Entrance porch ♦ reception hall ♦ drawing room ♦ dining room ♦ study ♦ conservatory ♦ kitchen ♦ utility
♦ first floor bathroom ♦ cloakroom

First Floor

Main bedroom with dressing room en suite shower room ♦ 3 bedrooms (2 with en suite shower rooms)

Second Floor

Bedroom 5 ♦ box room ♦ eaves storage

Detached four vehicle garage with workshop

Gardens and paddock

Total approximately 5.41 acres



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SITUATION

The property is situated on the outskirts of the attractive village of Birlingham. The location enjoys beautiful open rural scenes and commands an impressive aspect from all sides. The village features the church of St James the Great, The Swan Inn, Birlingham cricket club and a vibrant village hall. Day to day shopping is found in Bredon which is 6 miles away, regional shopping is found in Pershore and Tewkesbury with more comprehensive regional shopping in Worcester, Malvern and Cheltenham.

DESCRIPTION

Birlingham House is a handsome Edwardian period property which dates back to around 1910. The house has rough rendered elevations under pitched tiled roofs with high pitched gables and exposed brick detailing at ground floor level. Features include an impressive double width pitched conservatory to the rear and an elegant loggia linking the house to the detached garage building. Internally the house enjoys good natural light throughout and a logical layout providing a good canvas for the new owner to create an impressive family home.

Formal access to the property is via an entrance porch with pitched roof and substantial double timber doors leading to a bright reception hall. Predominantly a square shape, the reception rooms are set out to each corner with the double width conservatory encapsulating the study and dining room. Interestingly there is a ground floor bathroom which could allow for disabled accommodation. The kitchen, utility and cloakroom are located within a wing leading from the dining room and there is side access to the courtyard and garden.

At first floor level the main bedroom features a dressing room and en suite shower room, there are three further bedrooms, two of which have en suite shower rooms. At second floor level is the fifth bedroom, a useful storage room and comprehensive eaves storage.

The substantial garage building provides storage for up to 4 vehicles and a workshop adjacent. This building has the potential for separate ancillary accommodation subject to the necessary planning permission

OUTSIDE

Birlingham House is accessed via a broad a long driveway flanked by a delightful avenue of mature trees leading to a large parking and turning area. Large expanses of lawn surround the house providing excellent scope for entertainment or landscaping potential. To the rear, Birlingham House features a large terrace which is ideal for al fresco entertainment. Mature hedging denotes a boundary between the garden area and the paddock land beyond. Although kept to a manageable height, the paddocks have mown paths to ease navigation to their perimeter and centre. There also pretty sections of wooded areas to the perimeter.



DIRECTIONS (WRIO 3AB)

Upon entering the village of Birlingham, pass the church and proceed down The Avenue (which is marked). After approximately 200 meters the entrance to Birlingham House will be seen on your right hand side.

ADDITIONAL INFORMATION

Services: Mains water, electricity and drainage. Oil central heating.

Local Authority: Wychavon District Council

Tenure: Freehold

Energy Performance: A copy of the full Energy Performance Certificate is available upon request.

Viewing: Strictly by appointment with Savills.



Fromapn
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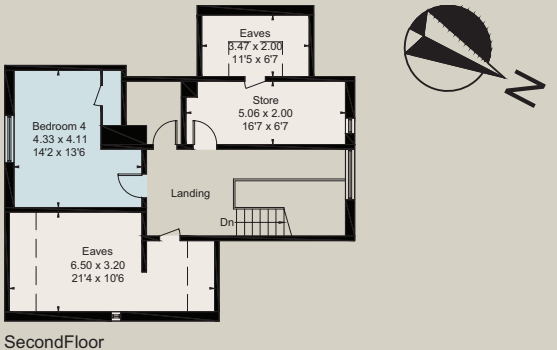






FLOORPLANS

Approximate Area = 384.5 sq m / 4139 sq ft (Including Eaves)
Garage = 173.1 sq m / 1863 sq ft
Total = 557.6 sq m / 6002 sq ft
Including Limited Use Area (59.9 sq m / 645 sq ft)



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